

CITY OF ST. JOHN, MISSOURI

***FINANCIAL STATEMENTS
FOR THE YEAR ENDED
DECEMBER 31, 2021***

CITY OF ST. JOHN, MISSOURI

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INDEPENDENT AUDITORS' REPORT



The Honorable Mayor and Council
City of St. John, Missouri

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 St. John, Missouri, as of and for the year ended December 31, 2021, 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 of St. John, Missouri, as of December 31, 2021, 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. 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 City of St. John, Missouri, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirement related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibility of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about City of St. John, Missouri's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards 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, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risk of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the combined financial statements.
- Obtain and understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of City of St. John, Missouri's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about City of St. John, Missouri's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

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

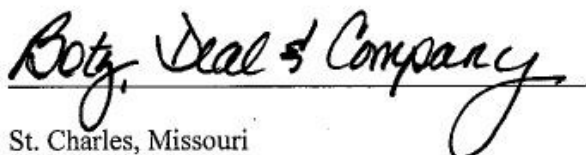
Supplemental Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the City of St. John, Missouri's financial statements. The combining nonmajor fund financial statements and the other budgetary comparison schedules 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 auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the statistical section but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

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


St. Charles, Missouri

June 28, 2022

**CITY OF ST. JOHN, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2021**

The discussion and analysis of the City of St. John, Missouri's financial performance provides an overview and analysis of the City's financial activities for the fiscal year ended December 31, 2021. It should be read in conjunction with the accompanying basic financial statement.

FINANCIAL HIGHLIGHTS

- On a government-wide basis, the City's total net position increased by \$746,229 from \$5,601,427 to \$6,347,656, or 13% from the prior year.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$2,591,945, an increase of \$200,461 or 8.4% in comparison to the prior year.
- At the close of the current fiscal year, the fund balance for the General Fund was \$916,878, an increase of \$117,406.
- During 2021, the fund balance in the Parks and Storm Water Fund increased \$105,143 to \$818,850.

REPORT LAYOUT

The report consists of the Management's Discussion and Analysis (MD&A), government-wide statements, fund financial statements, notes to the financial statements, and supplementary information. The first several statements are highly condensed and present a government-wide view of the City's finances. Within this view, all City operations are categorized and reported as either governmental or business-type activities. Governmental activities include basic services such as police, public works and general government administration. The City currently does not have any business-type activities. These government-wide statements are designed to be more corporate-like in that all activities are consolidated into a total for the City.

Basic Financial Statements

- The Statement of Net Position focuses on resources available for future operation. In simple terms, this statement presents a snap-shot view of the assets the City owns, the liabilities it owes, and the net difference. The net difference is further separated into amounts restricted for specific purposes and unrestricted amounts. Governmental activities reflect capital assets including infrastructure and long-term liabilities. Governmental activities are reported on the full accrual basis of accounting.
- The Statement of Activities focuses on gross and net costs of city programs and the extent to which such programs rely upon general tax and other revenues. This statement summarizes and simplifies the user's analysis to determine the extent to which programs are self-supporting and/or subsidized by general revenues.
- Fund financial statements focus separately on major governmental funds. Governmental fund statements follow the more traditional presentation of financial statements. The City's major governmental funds are presented in their own column and the remaining funds are combined into a column title "Other Non-major Funds." Budgetary comparisons for the General Fund and major special revenue funds are presented as required supplementary information.

- The notes to the financial statements provide additional disclosures required by governmental accounting standards and provide information to assist the reader in understanding the City’s financial condition.

The Management’s Discussion and Analysis is intended to explain the significant changes in financial position and differences in operation between the current and prior years.

THE CITY AS A WHOLE

Government-wide Financial Analysis

The City's net position was \$6,347,656 as of December 31, 2021. This analysis focuses on the net position (table 1) and changes in net position (table 2) of the City's governmental activities.

The City's net position consists of its investment in capital assets (e.g., land, buildings, improvements, vehicles, infrastructure and equipment), less accumulated depreciation and any related debt used to acquire those assets that is still outstanding; restricted balances; and unrestricted balances. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Table 1

	2021	2020	Variance
Current and other assets	\$ 8,527,353	\$ 4,526,253	\$ 4,001,100
Capital assets, net of depreciation	4,498,483	4,714,894	(216,411)
Total assets	<u>13,025,836</u>	<u>9,241,147</u>	<u>3,784,689</u>
Deferred outflow of resources	<u>273,403</u>	<u>455,906</u>	<u>(182,503)</u>
Current and other liabilities	2,548,722	1,243,571	1,305,151
Long-term liabilities	<u>2,511,685</u>	<u>2,579,758</u>	<u>(68,073)</u>
Total liabilities	<u>5,060,407</u>	<u>3,823,329</u>	<u>1,237,078</u>
Deferred inflow of resources	<u>1,891,176</u>	<u>272,297</u>	<u>1,618,879</u>
Net position:			
Net invested in capital assets	2,198,118	2,343,236	(145,118)
Restricted	1,675,065	1,579,163	95,902
Unrestricted	<u>2,474,473</u>	<u>1,679,028</u>	<u>795,445</u>
Total net position	<u>\$ 6,347,656</u>	<u>\$ 5,601,427</u>	<u>\$ 746,229</u>

Net position, over time, may serve as a useful indicator of a government’s financial position.

Governmental activities increased the City's net position by \$746,229. The key elements of this increase are as follows:

Table 2

	<u>2021</u>	<u>2020</u>	<u>Variance</u>
Revenues:			
Program revenues:			
Charges for service	\$ 629,277	\$ 389,907	\$ 239,370
Operating grants and contributions	31,375	499,835	(468,460)
Capital grants and contributions	351,813	313,963	37,850
General revenues:			
Taxes	3,484,414	3,221,546	262,868
Miscellaneous	374,756	359,341	15,415
Total revenues	<u>4,871,635</u>	<u>4,784,592</u>	<u>87,043</u>
Expenses:			
General government	1,608,898	1,534,148	74,750
Public safety	1,331,804	1,559,200	(227,396)
Public works	1,113,705	1,359,134	(245,429)
Interest and fiscal charges	70,999	266,395	(195,396)
Total expenses	<u>4,125,406</u>	<u>4,718,877</u>	<u>(593,471)</u>
Change in net position	746,229	65,715	680,514
Net position, beginning of year	5,601,427	5,535,712	65,715
Net position, end of year	<u>\$ 6,347,656</u>	<u>5,601,427</u>	<u>\$ 746,229</u>

Total 2021 revenues of \$4,871,635, shown in Table 2, compared with total revenues of \$4,784,592 in 2020 represents an increase in total revenues of \$87,043, an overall increase of 1.8%. The increase in revenues from 2020 to 2021 is mostly due to an increase in tax, business license and permit collections, offset by a decrease in grants.

Total 2021 expenses decreased to \$4,125,406 from \$4,718,877 in 2020, an overall decrease of 12.6%. The most significant reason for the decrease in expenses was a decrease in pension related expenses for the police department.

Governmental Funds

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

Table 3

	2021	2020	Variance
Taxes	\$ 3,466,084	\$ 3,243,236	\$ 222,848
Intergovernmental	300,898	285,533	15,365
Licenses and permits	375,011	139,800	235,211
Fines and court costs	153,080	112,975	40,105
Charges for services	99,835	135,147	(35,312)
Grants	82,290	528,265	(445,975)
Investment returns and other revenue	342,392	356,431	(14,039)
Total Revenues	<u>\$ 4,819,590</u>	<u>\$ 4,801,387</u>	<u>\$ 18,203</u>

The increase in governmental fund total revenues of \$18,203 represents an overall increase of 0.4%. The increase in revenues from 2020 to 2021 is mostly due to an increase in taxes collected, and collections on licenses and permit fees. These increases were offset by a decrease in operating grants. In 2020 the City received approximately \$450,000 in grant funding under the CARES Act.

The fund balance in the General Fund increased in 2021 compared to 2020 by \$117,406. The General Fund has benefited from the Public Safety Tax passed in 2018.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of the fiscal year 2021, the City had invested in a broad range of capital assets, including police and public works equipment, buildings, park facilities, and roads (See Table 4). This amount represents a net decrease (including additions and deductions) of \$54,156 over the prior fiscal year.

Table 4

	2021	2020	Variance
Land	\$ 412,800	\$ 412,800	\$ -
Land improvements	635,076	617,499	17,577
Building and improvements	3,353,673	3,353,673	-
Machinery and equipment	586,485	584,910	1,575
Vehicle	971,415	1,044,723	(73,308)
Infrastructure	2,911,801	2,911,801	-
Total	<u>\$ 8,871,250</u>	<u>\$ 8,925,406</u>	<u>\$ (54,156)</u>

The most significant additions to capital assets this fiscal year was the purchase of three police vehicles. More detailed information on the City's capital assets is presented in Note 5 of the financial statements.

Debt

At year-end, the City had \$2,285,000 in outstanding certificates of participation compared to \$2,355,000 at the end of the prior fiscal year, a decrease of \$70,000. The City also has a capital lease for phone equipment with an outstanding balance of \$15,365 at December 31, 2021. More detailed information on the City's long-term liabilities is presented in Note 6 of the financial statements.

THE CITY'S FUNDS

At the close of the City's fiscal year on December 31, 2021, the governmental funds of the City reported a combined fund balance of \$2,591,945. This is an increase in fund balance of \$200,461. The primary reason for the increase is the City's efforts to control spending to provide the best services to its residents within the constraints of available revenue.

General Fund Budgetary Highlights

For 2021, actual revenues in the General Fund were \$3,879,036 as compared to the amended budget amount of \$4,448,132. Budget amendments were made to most categories with fines and court costs and grants being the most significant. The shortfall from the amended budget was mainly due to timing of expected ARPA funds.

For 2021, actual expenditures in the General Fund were \$4,083,985 compared to the amended budget amount of \$4,143,753 which was \$28,640 under budget. Each governmental function's budget was reduced with amendments during the year, except capital outlay.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

FY2021 saw a slow economic recovery due to the effects of the COVID-19 pandemic. Although Sales Tax Revenues increased, challenges in obtaining goods and services became a factor causing expenditures to rise due to the shortages in the Global Supply Chain. The City saw an increase in population from the 2020 Census from 6,517 residents to 6,643 residents. This resulted in an increase in the amount of Prop "P" Sales Tax collected in 2021.

The budget for 2022 includes improvements in the IT Network Infrastructure for the City of St. John with new servers, printers, laptops for Patrol Vehicles, etc. The City of St. John claimed the maximum \$10,000,000 threshold for Lost Revenues for its ARPA Fund award of \$1.2 million. These funds are being added to the General Fund in two equal tranches. The replaced revenue will allow the City to upgrade the aforementioned City's Information Technology infrastructure by purchasing laptops, servers, printers, etc. Other projects for the ARPA funds have yet to be determined, but the City will develop the best plan for committing all ARPA funds prior to the end of 2022. The City will continue a conservative approach to expenses related to the day to day operations of the City as the Global Pandemic continues into 2022 with unprecedented and unexpected effects on the local and global economy.

As the City adapts to the rapid changes in our Nation's economy, we remain committed to achieving our organizational-wide goals. We continue to upgrade our efficiency by purchasing technological improvements and automating City files and programs. We are modernizing our City's IT equipment and maintenance procedures. New economic development opportunities are being sought. We are maintaining a stable fund balance and improving our General fund balance. Finally, we are increasing marketing efforts to promote St. John to prospective residents, businesses, and visitors in an overall effort to increase future revenues. The following is a synopsis of the 2022 budget:

- There was no cost of living increase projected for employees in 2022.
- Capital Improvements include the normal scope of yearly street/sidewalk repairs.

REVENUES AND EXPENDITURES

The 2022 budget includes total projected revenues from all funds of \$5,331,905 which is a decrease of >1% over the amended budgeted 2021 funds. 2022 expenditures of at \$5,370,275 which is an increase of 12% over the amended budgeted 2021 funds. Expenses will increase do the availability of the revenue replacement funds from the ARPA which will allow much needed purchases for the IT infrastructure of the City.

PERSONNEL/SALARY

There was a cost-of-living increase projected in the 2022 budget.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

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

If you have questions about this report or need additional financial information, contact the Finance Officer at 8944 St Charles Rock Rd, St. Louis, MO 63114 or by phone (314) 427-8700.

CITY OF ST. JOHN, MISSOURI
STATEMENT OF NET POSITION
DECEMBER 31, 2021

	<u>Governmental Activities</u>
ASSETS	
Cash and investments	\$ 3,903,703
Restricted cash and investments	47,973
Taxes receivable	1,023,994
Grants receivable	9,539
Accounts receivable - other	44,646
Prepaid expenses	194,647
Net pension asset	3,302,851
Capital assets - net:	
Nondepreciable	412,800
Depreciable	4,085,683
TOTAL ASSETS	<u><u>13,025,836</u></u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflow related to pension	<u>273,403</u>
 LIABILITIES	
Accounts payable	1,508,165
Accrued wages and payroll withholdings	92,311
Deposits	28,570
Court bonds	13,720
Other liabilities	252,769
Interest payable	13,729
Unearned revenues - grants	639,458
Noncurrent liabilities:	
Due in one year	201,543
Due in more than one year	2,310,142
TOTAL LIABILITIES	<u><u>5,060,407</u></u>
 DEFERRED INFLOWS OF RESOURCES	
Deferred inflow related to pension	<u>1,891,176</u>
 NET POSITION	
Net investment in capital assets	2,198,118
Restricted:	
Capital projects	119,188
TIF projects	597,063
Parks and storm water projects	818,850
Sewer lateral repairs	53,779
Confiscation	55,022
C.O.P.P.S.	6,502
Biometric	23,433
Police training	1,228
Unrestricted	2,474,473
TOTAL NET POSITION	<u><u>\$ 6,347,656</u></u>

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

CITY OF ST. JOHN, MISSOURI
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2021

Functions/Programs	Expenses	Program Revenue		Net (Expense) Revenue and Change in Net Position	
		Charges for Service	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental Activities				Governmental Activities	
General government	\$ 1,608,898	\$ 190,124	\$ -	\$ 21,024	\$ (1,397,750)
Public safety	1,331,804	59,125	31,375	-	(1,241,304)
Public works	1,113,705	380,028	-	330,789	(402,888)
Interest and fiscal charges	70,999	-	-	-	(70,999)
TOTAL GOVERNMENTAL ACTIVITIES	\$ 4,125,406	\$ 629,277	\$ 31,375	\$ 351,813	(3,112,941)
General revenues:					
Taxes:					
Property					384,921
Sales					2,534,307
Utility					512,165
Franchise					53,021
Other miscellaneous revenue					374,756
TOTAL GENERAL REVENUES					3,859,170
CHANGE IN NET POSITION					746,229
NET POSITION - BEGINNING OF YEAR					5,601,427
NET POSITION - END OF YEAR					\$ 6,347,656

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

CITY OF ST. JOHN, MISSOURI
BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2021

	GENERAL	CAPITAL IMPROVEMENTS	PARKS AND STORM WATER	TIF ST. JOHN'S CROSSING	OTHER NON MAJOR	TOTAL
ASSETS						
Cash and investments	\$ 1,396,243	\$ 110,725	\$ 671,363	\$ 1,580,166	\$ 145,206	\$ 3,903,703
Restricted cash and investments	47,971	2	-	-	-	47,973
Taxes receivable	542,944	74,461	44,449	345,379	16,761	1,023,994
Grants receivable	9,539	-	-	-	-	9,539
Other receivables	42,949	-	-	-	1,697	44,646
Due from other funds	-	-	103,081	-	6,848	109,929
Prepaid items	184,785	9,249	-	-	613	194,647
TOTAL ASSETS	\$2,224,431	\$ 194,437	\$ 818,893	\$ 1,925,545	\$ 171,125	\$ 5,334,431
LIABILITIES						
Accounts payable	\$ 103,873	\$ 75,247	\$ 43	\$ 1,328,482	\$ 520	\$ 1,508,165
Accrued wages and payroll withholdings	92,311	-	-	-	-	92,311
Deposits	28,570	-	-	-	-	28,570
Court bonds	13,720	-	-	-	-	13,720
Due to other funds	109,929	-	-	-	-	109,929
Unearned revenues - grants	639,458	-	-	-	-	639,458
Other liabilities	222,128	-	-	-	30,641	252,769
TOTAL LIABILITIES	1,209,989	75,247	43	1,328,482	31,161	2,644,922
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - property taxes	97,564	-	-	-	-	97,564
FUND BALANCE						
Fund Balances:						
Non-spendable	184,785	9,249	-	-	-	194,034
Restricted:						
Debt service	-	2	-	-	-	2
TIF projects	-	-	-	597,063	-	597,063
Confiscation	-	-	-	-	55,022	55,022
C.O.P.P.S.	-	-	-	-	6,502	6,502
Parks and storm water projects	-	-	818,850	-	-	818,850
Sewer lateral repairs	-	-	-	-	53,779	53,779
Biometrics	-	-	-	-	23,433	23,433
Capital projects	-	109,939	-	-	-	109,939
Police training	-	-	-	-	1,228	1,228
Unassigned	732,093	-	-	-	-	732,093
TOTAL FUND BALANCE	916,878	119,190	818,850	597,063	139,964	2,591,945
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	\$2,224,431	\$ 194,437	\$ 818,893	\$ 1,925,545	\$ 171,125	\$ 5,334,431

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

CITY OF ST. JOHN, MISSOURI
RECONCILIATION OF THE STATEMENT OF NET POSITION
OF GOVERNMENTAL FUNDS TO THE BALANCE SHEET
AS OF DECEMBER 31, 2021

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

Total fund balance per balance sheet	\$ 2,591,945
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.	4,498,483
The net pension asset reported in governmental activities is not a current financial resource and therefore is not reported in the funds.	3,302,851
Certain deferred outflows and inflows of resources represent a consumption or acquisition of net position in a future period and therefore are not reported in the funds.	
Deferred outflow of resources related to pension	273,403
Deferred inflow of resources related to pension	(1,891,176)
Receivables not collected in the current period are not available to pay current expenditures and, therefore, are deferred in the funds.	97,564
Accrued interest payable recorded in the statement of net position does not require the use of current financial resources and, therefore, is not reported as expenditures in the governmental funds.	(13,729)
Long-term liabilities, including certificates of participation, capital lease, and accrued compensated absences are not due and payable in the current period and, therefore, are not reported in the funds.	<u>(2,511,685)</u>
Net position of governmental activities	<u><u>\$ 6,347,656</u></u>

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

CITY OF ST. JOHN, MISSOURI
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2021

	GENERAL	CAPITAL IMPROVEMENTS	PARKS AND STORM WATER	TIF ST. JOHN'S CROSSING	OTHER NON MAJOR	TOTAL
REVENUES						
Taxes	\$2,634,539	\$ 470,713	\$ 284,032	\$ -	\$ 76,800	\$3,466,084
Intergovernmental	300,898	-	-	-	-	300,898
Licenses and permits	375,011	-	-	-	-	375,011
Fines and court costs	153,080	-	-	-	-	153,080
Charges for services	99,835	-	-	-	-	99,835
Grants	61,266	-	21,024	-	-	82,290
Investment returns and other revenue	254,897	1	-	-	87,494	342,392
TOTAL REVENUES	<u>3,879,526</u>	<u>470,714</u>	<u>305,056</u>	<u>-</u>	<u>164,294</u>	<u>4,819,590</u>
EXPENDITURES						
Current:						
General government	1,550,100	88,801	1,604	-	-	1,640,505
Public safety	1,544,158	46,056	-	-	36,802	1,627,016
Public works	951,637	-	-	-	80,200	1,031,837
Capital outlay	31,128	102,349	20,159	-	44,443	198,079
Debt service:						
Principal, interest and fiscal charges	6,962	147,957	-	488	-	155,407
TOTAL EXPENDITURES	<u>4,083,985</u>	<u>385,163</u>	<u>21,763</u>	<u>488</u>	<u>161,445</u>	<u>4,652,844</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(204,459)</u>	<u>85,551</u>	<u>283,293</u>	<u>(488)</u>	<u>2,849</u>	<u>166,746</u>
OTHER FINANCING SOURCES (USES)						
Transfers in (out)	288,150	(80,000)	(178,150)	-	(30,000)	-
Sale of capital assets	33,715	-	-	-	-	33,715
TOTAL OTHER FINANCING SOURCES (USES)	<u>321,865</u>	<u>(80,000)</u>	<u>(178,150)</u>	<u>-</u>	<u>(30,000)</u>	<u>33,715</u>
CHANGE IN FUND BALANCES	117,406	5,551	105,143	(488)	(27,151)	200,461
FUND BALANCES - BEGINNING OF YEAR	<u>799,472</u>	<u>113,639</u>	<u>713,707</u>	<u>597,551</u>	<u>167,115</u>	<u>2,391,484</u>
FUND BALANCES - END OF YEAR	<u>\$ 916,878</u>	<u>\$ 119,190</u>	<u>\$ 818,850</u>	<u>\$ 597,063</u>	<u>\$ 139,964</u>	<u>\$2,591,945</u>

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

CITY OF ST. JOHN, MISSOURI
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCES OF GOVERNMENTAL
 FUNDS TO THE STATEMENT OF ACTIVITIES
 FOR THE YEAR ENDED DECEMBER 31, 2021

Amounts reported for governmental activities in the statement of revenues, expenses,
 and changes in net position are different because:

Change in fund balance-total governmental funds	\$ 200,461
Revenues that do not provide current financial resources are not included in the fund financial statements.	18,330
The acquisition of capital assets requires the use of current financial resources but has no effect on net position.	105,551
The cost of capital assets is allocated over their estimated useful lives and are reported as depreciation expense in the statement of activities.	(321,962)
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	76,399
Interest is reported as an expenditure when due in the governmental funds but is accrued in the statement of activities.	2,095
Bond discounts are amortized over the lives of the bonds in the government wide statements, but are reported as other financing uses in the funds.	5,914
Expenses related to providing pension benefits are reported using a different measurement focus in the statement of activities compared to the the governmental fund statements. Expenditures in the governmental fund exceed the expense reported in the statement of activities.	673,681
The costs of providing employee benefits in future periods are recognized as a expense in the statement of activities when the benefit is earned, however it is not recognized as an expenditure until paid in the funds.	<u>(14,240)</u>
Change in net position of governmental activities	<u><u>\$ 746,229</u></u>

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

CITY OF ST. JOHN, MISSOURI
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
DECEMBER 31, 2021

	<u>PRIVATE- PURPOSE TRUST FUND</u>
ASSETS	
Cash and temporary investment	<u>\$ 4,986</u>
 NET POSITION	
Held in trust for home restoration	<u>\$ 4,986</u>

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

CITY OF ST. JOHN, MISSOURI
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2021

	<u>PRIVATE- PURPOSE TRUST FUND</u>
ADDITIONS	
Donations	<u>\$ -</u>
DEDUCTIONS	
Contractual services	<u>272</u>
CHANGE IN NET POSITION	(272)
NET POSITION, BEGINNING OF YEAR	<u>5,258</u>
NET POSITION, END OF YEAR	<u><u>\$ 4,986</u></u>

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

CITY OF ST. JOHN, MISSOURI
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

The City of St. John, Missouri, (the City) is a municipality governed by an elected seven-member council. The City basic services include police, public works and general government administration. The City applies the criteria set forth by GASB, to determine which governmental organizations should be included in the reporting entity. The inclusion or exclusion of component units is based on the elected officials' accountability to their constituents. The financial reporting entity follows the same accountability. In addition, the financial statements of the reporting entity should allow the user to distinguish between the primary government (including its blended component units, which are, in substance, part of the primary government) and discretely presented component units. Criteria for inclusion of an entity into the primary governmental unit (in blended or discrete presentation) includes, but is not limited to, legal standing, fiscal dependency, imposition of will and the primary recipient of services. The City presently has no component units included within its reporting entity.

B. BASIC FINANCIAL STATEMENTS

Basic financial statements consist of the following:

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

The government-wide financial statements consist of the statement of net position and the statement of activities and report information on all of the nonfiduciary activities of the Primary Government and its component units. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. All internal balances in the statement of net position have been eliminated.

The statement of net position is designed to display the financial position of the Primary Government (governmental and business-type activities). The City reports capital assets in the government-wide statement of net position and reports depreciation expense in the statement of activities. The net position of the City is broken down into three categories 1) net investment in capital assets; 2) restricted; and 3) unrestricted. The City has no business-type activities.

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

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

B. **BASIC FINANCIAL STATEMENTS** - continued

Separate fund based financial statements are provided for governmental funds and fiduciary funds. Major individual governmental funds are reported as separate columns in the fund financial statements. The nonmajor funds are combined in a column in the fund financial statements.

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned or, for property tax revenues, in the period for which levied. Expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental funds financial statements are reported using the current financial resources measurement focus and the modified-accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. The City in general considers revenues available if they are collected within 60 days after year-end. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on general long-term debt which is recognized when due.

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

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

The City reports the following major governmental funds:

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

The Capital Improvements Fund - The City uses this fund to account for sales tax revenue designated for capital purchases.

The Parks and Storm Water Fund - The City uses this fund to account for sales tax revenue designated for storm water, parks, and recreation programs/projects.

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

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

TIF St. John's Crossing Fund - The City uses this fund to account for funds collected to pay debt service from the sales tax collected in the Tax Increment Financing District of the St. John's Crossing development.

The other governmental funds of the City are considered nonmajor. They are special revenue funds, which account for specific revenue sources that are legally restricted to expenditures for specific purposes.

Additionally, the City uses fiduciary fund types to account for assets held by the City in a trustee capacity as an agent or on behalf of others. Trust funds account for assets held by the City under the terms of a formal trust agreement. The City reports the following fiduciary funds:

Private-Purpose Trust Fund - The City uses this fund to account for funds from private funding sources that are used to assist income eligible households to maintain the outside appearance of their residence by restoring paint.

D. **NET POSITION AND FUND EQUITY**

In government-wide financial statements, net position is reported in three categories: net investment in capital assets; restricted; and unrestricted. Net investment in capital assets represents capital assets less accumulated depreciation less outstanding principal on related debt. Net investment in capital assets does not include the unspent proceeds of capital debt. Restricted net position represents net position restricted by parties outside of the City (such as creditors, grantors, contributors, laws and regulations of other governments). All other net position is considered unrestricted. It is the City's policy to use restricted funds before unrestricted funds. The City has restricted net position totaling \$1,665,816, all of which is restricted by enabling legislation.

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

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

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

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

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

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

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

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

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

E. **PREPAID ITEMS**

Payments made to vendors for services that will benefit periods beyond the fiscal year end are recorded as prepaid items using the consumption method.

F. **CAPITAL ASSETS**

Capital assets, which include land, buildings and improvements, equipment, and infrastructure assets (e.g., roads, sidewalks, traffic lights, street lights, sewer lines and similar items), are reported in the government-wide financial statements. Capital assets are defined by the City as assets with an initial individual cost of \$5,000 or more and an estimated useful life in excess of one year. Infrastructure assets with an initial cost of \$50,000 or more are also capitalized and depreciated. Donated capital assets are recorded at acquisition value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives is not capitalized.

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

<u>Major Group</u>	<u>Life</u>
Land improvements	50 years
Buildings and improvements	30 years
Machinery and equipment	3 - 10 years
Vehicles	3 - 5 years
Infrastructure	20 - 50 years

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

F. **CAPITAL ASSETS** - continued

As a result of the implementation of GASB 34, the City has accounted for infrastructure assets on its financial statements. The government-wide financial statements do not reflect those infrastructure assets completed prior to January 1, 2004. From that point forward, new infrastructure has been added to the records while the retroactive historical value of the City's infrastructure assets has not been added.

G. **ESTIMATES**

Management of the City uses estimates and assumptions in preparing financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amount of assets and liabilities, the disclosure or nondisclosure of contingent assets and liabilities, if any, and the reported revenues and expenses. Actual results could vary from the estimates that management uses.

H. **DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND UNEARNED REVENUE**

In addition to assets, the financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflow of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position of fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City reports Deferred Outflows/Inflows of Resources as follows:

Unavailable Revenues - Unavailable revenue is reported in the governmental funds balance sheet. The governmental funds report unavailable revenues for property taxes and rent. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Pension - Deferred outflows and inflows of resources are reported in the government-wide statement of net position related to the pension plan. Deferred outflows represent the deferral of the City's employer contributions subsequent to the net pension liability measurement date of June 30, 2021, as well as a change in assumption and the difference between expected and actual plan experience. A deferred inflow of resources is reported for the net difference between projected and actual earnings on pension plan investments and the difference between expected and actual plan experience.

Unearned Revenue - Unearned revenue represents money received by the City prior to it performing the activity that would result in revenue recognition.

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

I. **COMPENSATED ABSENCES**

City employees earn vacation at varying rates based upon their length of service. The City's policies allow up to 40 hours of vacation leave and 80 hours of compensatory time to be carried over into the next year for full-time employees. Regular full-time employees who are separated from service are compensated for vacation accrued up to the date of separation. All vacation pay is accrued when earned in the government-wide financial statements.

City employees earn sick leave at varying rates based upon their length of service and is available only to provide compensation during periods of illness. No portion of sick leave is payable to the employee upon termination. Compensated absences are generally liquidated by the funds in which they originate and within the following year.

J. **PENSIONS**

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Missouri Local Government Employees Retirement System (LAGERS) and additions to/deductions from LAGERS fiduciary net position have been determined on the same basis as they are reported by LAGERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

2. **BUDGETARY DATA**

The City Council adopts an annual budget which covers certain funds. The budget includes proposed expenditures and means of financing and is approved at the conclusion of numerous proceedings with input from citizens and City personnel. All amendments to the budget are approved by the City Council. Legal budget control is maintained at the fund level. The budget is maintained on a basis consistent with generally accepted accounting principles. The City does not budget the St. John's Crossing TIF Fund.

3. **CASH AND INVESTMENTS**

Cash - Custodial credit risk - At December 31, 2021, the carrying amount of the City's bank deposits were \$3,090,158 and the bank balances totaled \$3,131,778. All amounts were covered by either the Federal Deposit Insurance Corporation (FDIC) or collateralized by securities held by the pledging financial institution in the City's name.

Restricted Cash and Investments - Cash and investments are restricted for the following purposes, as of December 31, 2021:

Debt service	\$	2
Court bonds		47,971
Total	\$	<u>47,973</u>

3. **CASH AND INVESTMENTS** - continued

Investments - Statutes authorize the City to invest in the following: open time deposits for ninety days; certificates of deposit if the depository selected has deposited securities under the provisions of Sections 110.010 and 110.020, RSMo; bonds, redeemable at maturity at par, of the State of Missouri, of the United States, or of any wholly-owned corporation of the United States; or in other short-term obligations of the United States.

Interest Rate Risk: For an investment, the interest rate risk is the risk that the fair value of securities will fall due to changes in general interest rates. Under the City's investment policy, this risk is minimized by investing in investments that are not readily liquid to maturities of less than three years. Securities that can be sold easily on the open market are limited to terms of less than five years. Information about the sensitivity of the fair values of the City's investment (including investments held by bond trustee) to market interest rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity:

Investment Type	Fair Value	0-1 Years	1-3 Years	More Than 3 Years	Rating by Moody's Investors Service
Money Market Fund	\$ 262,014	\$ 262,014	\$ -	\$ -	Aaa - mf
Debt securities:					
Federal Government Agencies	426,009	-	-	426,009	Aaa
Government Sponsored Enterprises	178,481	-	-	178,481	Aaa
Total	\$ 866,504	\$ 262,014	\$ -	\$ 604,490	

Concentration of Credit Risk: The City places no limit on the amount that it may invest in any one issuer. Investments in any one issuer that represent 5% or more of total City investments are as follows:

Investment type	Percentage Of Investments
Tennessee Valley Authority	45%
Federal Farm Credit Bank	18
Money Market Fund	30

Custodial Credit Risk: For an investment, the custodial risk is the risk that in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City believes all of its investments are within the guidelines of the State of Missouri Statutes 30.260. The City's investment policy (Policy of the Financial Investment Board) follows these guidelines. The City's policy allows for investments in US Treasury Securities, US Agencies, Collateralized Repurchase Agreements, Collateralized Certificates of Deposits, Bank Acceptance Notes, and Commercial Paper. The City's obligations are (1) Safety, (2) Liquidity, and (3) Yield.

3. **CASH AND INVESTMENTS** - continued

Fair Value of Investments: The City measures and records its investments, other than money market accounts, using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- **Level 1 input:** Quoted prices for identical assets or liabilities in an active market that an entity has the ability to access.
- **Level 2 input:** Quoted prices for similar assets or liabilities, quoted prices for identical or similar assets or liabilities in markets that are not active, or other than quoted prices that are observable.
- **Level 3 input:** Unobservable inputs based on the best information available in the circumstances, to the extent observable inputs are not available.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If the fair value of an asset or liability is measured using inputs from more than one level of fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

For the City, the following fair value techniques were utilized in measuring the fair value of its investments:

The fair value of debt securities backed by U.S. Government sponsored and federal agencies is determined using quoted market prices, recent market transactions and spread data for similar instruments.

As of December 31, 2021, the City holds the following investments:

	Fair Value Measurement Using		
	Quoted Prices in Active Market for Identical Assets Level One	Significant Other Observable Inputs Level Two	Significant Unobservable Inputs Level Three
Investments Measured at Fair Value:			
Debt securities:			
Federal Government Agencies	\$ -	\$ 426,009	\$ -
Government Sponsored Enterprises	-	178,481	-
Total	<u>\$ -</u>	<u>\$ 604,490</u>	<u>\$ -</u>

4. **PROPERTY TAX**

The City’s property tax is levied each year on the assessed value listed as of the prior January 1 for all real and personal property located in the City. Assessed values are established by the County Assessment Board at 32% of estimated market value for commercial property, 19% of estimated market value for residential property and 12% of estimated market value for agricultural property. All real property is reassessed every two years. The assessed value at January 1, 2021 upon which the 2021 levy was based for real, personal, and commercial property amounted to \$80,732,831.

4. **PROPERTY TAX** - continued

The tax rates per \$100 of assessed value are as follows:

Residential real estate	\$.377
Commercial		.475
Personal Property		.450

Property taxes attach as an enforceable lien on property as of January 1. Taxes levied in September or October are due and payable prior to December 31. All unpaid taxes become delinquent after December 31. Property tax levied for 2021 and prior years which remain uncollected at December 31, 2021 are recorded as receivables.

5. **CAPITAL ASSETS**

Capital asset activity for the primary government for the year ended December 31, 2021 is as follows:

	Balance, Beginning Of Year	Additions	Transfers And Deletions	Balance End Of Year
Governmental activities:				
Capital assets, not being depreciated				
Land	\$ 412,800	\$ -	\$ -	\$ 412,800
Capital assets, being depreciated				
Land improvements	617,499	17,577	-	635,076
Buildings and improvements	3,353,673	-	-	3,353,673
Machinery and equipment	584,910	8,613	(7,038)	586,485
Vehicles	1,044,723	79,361	(152,669)	971,415
Infrastructure	2,911,801	-	-	2,911,801
Total capital assets, being depreciated	<u>8,512,606</u>	<u>105,551</u>	<u>(159,707)</u>	<u>8,458,450</u>
Less accumulated depreciation for:				
Land improvements	(333,994)	(31,363)	-	(365,357)
Buildings and improvements	(1,717,397)	(104,207)	-	(1,821,604)
Machinery and equipment	(510,966)	(21,458)	7,038	(525,386)
Vehicles	(859,506)	(81,041)	152,669	(787,878)
Infrastructure	(788,649)	(83,893)	-	(872,542)
Total accumulated depreciation	<u>(4,210,512)</u>	<u>(321,962)</u>	<u>159,707</u>	<u>(4,372,767)</u>
Total capital assets, being depreciated, net	<u>4,302,094</u>	<u>(216,411)</u>	<u>-</u>	<u>4,085,683</u>
Total governmental activities	<u>\$ 4,714,894</u>	<u>\$ (216,411)</u>	<u>\$ -</u>	<u>\$ 4,498,483</u>

5. **CAPITAL ASSETS - continued**

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

Governmental activities:	
General government	\$ 74,810
Public safety	53,671
Public works	<u>193,481</u>
Total depreciation expense - governmental activities	<u>\$ 321,962</u>

6. **LONG-TERM DEBT**

The following is a summary of changes in long-term debt:

	<u>BALANCE BEGINNING OF YEAR</u>	<u>ADDITIONS</u>	<u>REDUCTIONS</u>	<u>BALANCE END OF YEAR</u>	<u>DUE WITHIN ONE YEAR</u>
Governmental activities:					
Certificates of Participation	\$ 2,355,000	\$ -	\$ (70,000)	\$ 2,285,000	90,000
Capital lease	21,764	-	(6,399)	15,365	6,659
Issuance premium / discount	112,350	-	(5,914)	106,436	-
Accrued compensated absences	<u>90,644</u>	<u>159,727</u>	<u>(145,487)</u>	<u>104,884</u>	<u>104,884</u>
Total governmental activities	<u>\$ 2,579,758</u>	<u>\$ 159,727</u>	<u>\$ (227,800)</u>	<u>\$ 2,511,685</u>	<u>201,543</u>

Funds to pay accrued compensated absences are expected to be provided by the General Fund.

In 2019, the City entered into a capital lease for telephone equipment. The City will make 60 monthly payments of \$596 per month through March 2024. The net present value of the future payments at December 31, 2021 is \$15,365. The cost recorded in capital assets is \$27,591 and accumulated depreciation is \$4,905 at December 31, 2021. The amortization of the cost of this item is charged off annually through depreciation expense. The annual lease payments have historically been paid by the General Fund. Future minimum lease payments for the years ending December 31 is as follows:

2022	\$7,153
2023	7,153
2024	<u>1,788</u>
Total payments	16,094
Interest	<u>(729)</u>
Net present value of future payments	<u>\$15,365</u>

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

CERTIFICATES OF PARTICIPATION

In 2020, the City issued Certificates of Participation, Series 2020 in the amount of \$2,335,000 to provide funds to be used to refund all of the outstanding Certificates of Participation, Series 2011 of the City. The 2011 Certificates of Participation were used to refund prior certificates and acquire, construct, improve, and renovate streets, bridges, and roadways in the City. As a result, all previously issued certificates were paid off and the liability has been removed from the financial statements. Fund to pay the outstanding certificates are expected to come from the Capital Improvement Fund.

In connection with the Certificates of Participation, the City leased the building to UMB Bank, as Trustee, under a base lease and entered into an annually renewable lease purchase agreement to lease the building back from UMB Bank. The lease terms are renewable annually at the option of the City with the final renewal term not to extend beyond October 16, 2041. Total building and improvements acquired under this lease amounted to \$973,050, with accumulated depreciation totaling \$792,336.

Annual minimum lease payments are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 90,000	\$ 65,900	\$ 155,900
2023	85,000	64,100	149,100
2024	90,000	62,400	152,400
2025	95,000	60,600	155,600
2026	95,000	57,750	152,750
2027	100,000	54,900	154,900
2028	100,000	51,900	151,900
2029	100,000	48,900	148,900
2030	110,000	45,900	155,900
2031	110,000	42,600	152,600
2032	115,000	39,300	154,300
2033	115,000	35,850	150,850
2034	120,000	32,400	152,400
2035	120,000	28,800	148,800
2036	130,000	25,200	155,200
2037	135,000	21,300	156,300
2038	135,000	17,250	152,250
2039	140,000	13,200	153,200
2040	150,000	9,000	159,000
2041	150,000	4,500	154,500
	<u>\$2,285,000</u>	<u>\$ 781,750</u>	<u>\$3,066,750</u>

7. **INTERFUND TRANSACTIONS**

All revenue and expenditures are recorded through the General Fund cash receipts and disbursements records. This method results in the necessity of maintaining interfund accounts receivable and payable to provide fund accountability. As of December 31, 2021, the General Fund owes the Parks and Stormwater Fund for a legal settlement. The interfund balances at December 31, 2021 are as follows:

	<u>DUE FROM</u>	<u>DUE TO</u>
Major Governmental Funds:		
General	\$ 109,929	\$ -
Parks and Stormwater	-	103,081
Nonmajor Funds	-	6,848
	<u>\$ 109,929</u>	<u>\$ 109,929</u>

Interfund transfers are used to move resources from a fund budgeted to collect the revenue to the fund through which the resources are to be expended; to provide additional resources for debt service; and to provide funding for certain capital improvement projects. Such transfers are reported as other financing sources and uses. The following transfers were made during the fiscal year ending December 31, 2021:

	<u>TRANSFER IN</u>	<u>TRANSFER OUT</u>
Major Governmental Funds:		
General	\$ 288,150	\$ -
Capital Improvement	-	80,000
Parks and Stormwater	-	178,150
Nonmajor Funds	-	30,000
	<u>\$ 288,150</u>	<u>\$ 288,150</u>

8. **PENSION PLAN**

Plan Description

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

8. **PENSION PLAN** - continued

Benefits Provided

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

	2021
Benefit Program	1.50% for life
Final Average Salary	5 years
Member Contribution Rate	0%

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

Employees Covered By Benefit Terms

At June 30, 2020, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	36
Inactive employees entitled to but not yet receiving benefits	30
Active employees	46
TOTAL	112

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. Full-time employees of the City do not contribute to the pension plan. Contribution rates were 4.9% (General) and 9.2% (Police) of annual covered payroll for the year ended December 31, 2021.

Net Pension Liability (Asset) - The City’s net pension liability (asset) was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of February 28, 2021.

8. **PENSION PLAN** - continued

Actuarial assumptions - The total pension liability in the February 28, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

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

The healthy retiree mortality tables, for post-retirement mortality, were 115% of the PubG-2010 Retiree Mortality table for males and females. The disabled retiree mortality tables, for post-retirement mortality, 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 tables for males and females of General groups and 75% of the PubS-2010 Employee Mortality for males and females of Police, Fire and Public Safety groups. Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

The actuarial assumptions used in the February 28, 2021 valuation were based on the results of an actuarial experience study for the period March 1, 2010 through February 28, 2015.

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

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Equity	35.00%	4.78%
Alpha	15.00	3.67
Fixed Income	31.00	1.41
Real Assets	36.00	3.29
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.

8. **PENSION PLAN** - continued

Changes in the Net Pension Liability (Asset)

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)
Balances as of June 30, 2019	\$ 10,790,603	\$ 11,618,391	\$ (827,788)
Changes for the year:			
Service cost	195,991	-	195,991
Interest on pension liability	771,267	-	771,267
Difference between expected and actual experience	76,829	-	76,829
Changes of assumptions	(223,406)	-	(223,406)
Contributions - employer	-	161,437	(161,437)
Net investment income	-	3,127,624	(3,127,624)
Benefit payments, including refunds	(506,302)	(506,302)	-
Administrative expenses	-	(9,553)	9,553
Other (net transfers)	-	16,236	(16,236)
Net changes	<u>314,379</u>	<u>2,789,442</u>	<u>(2,475,063)</u>
Balances as of June 30, 2020	<u>\$ 11,104,982</u>	<u>\$ 14,407,833</u>	<u>\$ (3,302,851)</u>

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

	1% Decrease	Current Discount Rate	1% Increase
Net pension liability (asset)	\$ (1,788,048)	\$ (3,302,851)	\$ (4,559,512)

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

For the year ended December 31, 2021 the employer recognized negative pension expense of \$519,244. The employer reported deferred outflows and inflows of resources related to the pension from the following sources:

8. **PENSION PLAN - continued**

	<u>Deferred Outflow of Resources</u>	<u>Deferred Inflow of Resources</u>
Differences between expected and actual experience	\$ 195,951	\$ (214,660)
Changes in assumptions	-	(167,477)
Net differences between projected and actual earnings on pension plan investments	-	(1,509,039)
Employer contributions subsequent to the measurement date	<u>77,452</u>	<u>-</u>
Totals	<u>\$ 273,403</u>	<u>\$ (1,891,176)</u>

The amount reported as deferred outflows of resources resulting from City contributions subsequent to the measurement date of \$77,452 will be recognized as a reduction in the Net Position Liability (Asset) in the next fiscal year. The other deferred outflows and deferred inflows of resources related to the pension will be recognized in pension expense in the fiscal years as follows:

<u>Year</u>	
2022	\$ (539,855)
2023	(348,862)
2024	(350,519)
2025	(455,989)

9. **DEFERRED COMPENSATION PLAN**

The City offers its employees a deferred compensation plan created by the Missouri Municipal League in accordance with Internal Revenue Code Section 457. The Plan, available to full-time employees, permits them to defer a portion of their salary until future years. After 24 months of employment, the City will match 25% of an employee's contributions up to \$500 in a calendar year. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts (until paid or made available to the employee or other beneficiary) are held in trust for the exclusive benefit of the participants and their beneficiaries and are not subject to claims of general creditors of the City.

10. **LEASES - LESSOR**

The City leases office space to tenants under noncancelable operating leases with various terms ranging from monthly to five years. The cost of the building and associated assets is \$973,050 and the accumulated depreciation was \$792,336 as of December 31, 2021. The following is a schedule of future minimum lease payments receivable for the year ending December 31:

<u>Year</u>	<u>Minimum Lease Payment</u>
2022	\$ 126,372
2023	17,150
2024	2,341

11. **CONTINGENCIES**

The City has elected the reimbursement method of financing Missouri unemployment benefits. Under this method, the City reimburses the Missouri Unemployment Compensation Fund for the amount of benefits actually paid for former eligible employees, rather than paying regular quarterly contributions to the fund.

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

12. **MUNICIPAL COURT AND POLICE CONTRACT**

The City has a contract with the Village of Sycamore Hills to provide all municipal court functions. The City receives payments for services from the collection of court costs assessed against each ticket issued plus one-third of the fines collected. In addition, the City had a twelve-month contract, which expired August 31, 2001, to provide all necessary police functions to the Village of Sycamore Hills. The City continues to provide these services under the terms of the original contract. Receipts from police services provided to the Village of Sycamore Hills totaled \$56,000 for 2021.

13. **CONTRACTUAL AGREEMENTS**

The City has agreements to provide various services for an annual charge:

- (a) The City has a contractual agreement with the City of St. Ann for housing inmates effective December 2, 2013 for a period of 1 year and thereafter shall be automatically renewed for one calendar year from and after the anniversary date each year. The agreement requires that the City pay fees of \$37 per each twenty-four hour period in which an inmate is in the custody of the St. Ann City Jail beyond the initial twenty-four hour holdover period and an annual fee for twenty-four hour prisoner holdover services, booking, and transport.
- (b) The City has a contractual agreement with St. Louis County for 911 and communications services effective February 2014 for a period of 1 year and thereafter shall be renewed for one calendar year. The agreement requires that the City pay monthly fees for the service.

13. **CONTRACTUAL AGREEMENTS** - continued

- (c) The City has a contractual agreement for maintenance on their phone systems. The agreement includes monthly payments of \$294 for 60 months starting on May 7, 2019.
- (d) The City leases a copier under an operating lease. The lease began on December 29, 2019 and included 36 monthly payments of \$347.

14. **RISK MANAGEMENT**

The City is exposed to various risks of loss related to tort; 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), a not-for-profit, self-insurance risk pool, formed by various St. Louis County municipalities.

In order to operate as a group self-insurer of workers' compensation, SLAIT was formed in August 1986. In addition to insurance protection, the program provides risk management services with emphasis on 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. Coverage is provided by the trust for general and auto liability subject to a \$500 deductible per occurrence for third party property damage and for law enforcement liability subject to a \$2,500 deductible per occurrence. Any damage to city property carries a \$5,000 deductible. This trust also 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 assets, liabilities, or fund balances of the insurance trust. However, the City is contingently liable to fund its pro rata share of any deficit incurred by the trust should the trusts cease operation at some future date. The City's 2021 premium payments to the trust totaled \$219,146.

The City also purchases commercial insurance to cover risks related to building and other City property, crimes, business, travel, public official liability, earthquakes, and employee blanket bonds. Settled claims resulting from these risks have not exceeded coverage in any of the past three years.

16. **SUBSEQUENT EVENTS**

Management has evaluated subsequent events through the date of the Auditors' Report, which is the date the financial statements were available to be issued.

17. **PENDING GOVERNMENTAL ACCOUNTING STANDARDS**

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

This report does not incorporate GASB Statement No. 92, *Omnibus 2020*, GASB Statement No. 93, *Replacement of Interbank Offered Rates*, and GASB Statement No. 94, *Public -Private and Public-Public Partnerships and Availability Payment Arrangements* and GASB Statement No. 96, *subscription-Based Information Technology Arrangements*. The effects of the City's financial statements as a result of adoption of these new pronouncements are unknown. The City will adopt and implement these statements at the required time.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF ST. JOHN, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2021

	BUDGET		ACTUAL	VARIANCE WITH
	ORIGINAL	FINAL		FINAL BUDGET
				POSITIVE (NEGATIVE)
REVENUES				
Taxes	\$2,635,200	\$2,633,200	\$2,634,539	\$ 1,339
Intergovernmental	254,683	249,538	300,898	51,360
Licenses and permits	187,350	355,261	375,011	19,750
Fines and court costs	218,900	144,050	153,080	9,030
Charges for service	91,500	74,275	99,835	25,560
Grants	79,000	699,533	61,266	(638,267)
Other revenue	263,500	292,275	254,897	(37,378)
TOTAL REVENUES	<u>3,730,133</u>	<u>4,448,132</u>	<u>3,879,526</u>	<u>(568,606)</u>
EXPENDITURES				
Current:				
General government	1,693,151	1,579,086	1,550,100	28,986
Public safety	1,656,241	1,559,489	1,544,158	15,331
Public works	1,025,726	966,897	951,637	15,260
Capital outlay	-	31,128	31,128	-
Debt service	11,485	7,153	6,962	191
TOTAL EXPENDITURES	<u>4,386,603</u>	<u>4,143,753</u>	<u>4,083,985</u>	<u>59,768</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(656,470)</u>	<u>304,379</u>	<u>(204,459)</u>	<u>(508,838)</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	288,150	288,150
Sale of capital assets	5,000	33,715	33,715	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>5,000</u>	<u>33,715</u>	<u>321,865</u>	<u>288,150</u>
CHANGE IN FUND BALANCE	<u>(651,470)</u>	<u>338,094</u>	<u>117,406</u>	<u>\$ (220,688)</u>
FUND BALANCE - BEGINNING OF YEAR	<u>799,472</u>	<u>799,472</u>	<u>799,472</u>	
FUND BALANCE - END OF YEAR	<u>\$ 148,002</u>	<u>\$ 1,137,566</u>	<u>\$ 916,878</u>	

CITY OF ST. JOHN, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE
PARKS AND STORM WATER FUND
FOR THE YEAR ENDED DECEMBER 31, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET
	ORIGINAL	FINAL		POSITIVE (NEGATIVE)
REVENUES				
Taxes	\$ 288,013	\$ 309,037	\$ 284,032	\$ (25,005)
Grants	-	-	21,024	21,024
TOTAL REVENUES	<u>288,013</u>	<u>309,037</u>	<u>305,056</u>	<u>(3,981)</u>
EXPENDITURES				
Current:				
General government	6,200	5,076	1,604	3,472
Capital outlay	21,303	20,159	20,159	-
TOTAL EXPENDITURES	<u>27,503</u>	<u>25,235</u>	<u>21,763</u>	<u>3,472</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	260,510	283,802	283,293	(509)
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(178,150)	(178,150)
CHANGE IN FUND BALANCE	260,510	283,802	105,143	<u>\$ (178,659)</u>
FUND BALANCE - BEGINNING OF YEAR	<u>713,707</u>	<u>713,707</u>	<u>713,707</u>	
FUND BALANCE - END OF YEAR	<u>\$ 974,217</u>	<u>\$ 997,509</u>	<u>\$ 818,850</u>	

CITY OF ST. JOHN, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
NOTE TO REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2021

1. BUDGETARY INFORMATION

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

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

	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability							
Service cost	\$ 195,991	\$ 196,048	\$ 195,131	\$ 194,837	\$ 189,077	\$ 181,032	\$ 185,065
Interest on the total pension liability	771,267	732,825	716,767	689,011	646,478	601,267	585,085
Change of benefit terms	-	-	-	-	-	-	-
Difference between expected and actual experience	76,829	21,890	(337,109)	(109,500)	62,968	(297,980)	(337,433)
Changes of assumptions	(223,406)	-	-	-	-	354,402	-
Benefit payments, including refunds	(506,302)	(337,640)	(369,338)	(413,184)	(219,585)	(218,586)	(196,851)
Net change in total pension liability	<u>314,379</u>	<u>613,123</u>	<u>205,451</u>	<u>361,164</u>	<u>678,938</u>	<u>620,135</u>	<u>235,866</u>
Total pension liability - beginning	<u>10,790,603</u>	<u>10,177,480</u>	<u>9,972,029</u>	<u>9,610,865</u>	<u>8,931,927</u>	<u>8,311,792</u>	<u>8,075,926</u>
Total pension liability - ending	<u>\$ 11,104,982</u>	<u>\$ 10,790,603</u>	<u>\$ 10,177,480</u>	<u>\$ 9,972,029</u>	<u>\$ 9,610,865</u>	<u>\$ 8,931,927</u>	<u>\$ 8,311,792</u>
Plan Fiduciary Net Position							
Contributions-employer	\$ 161,437	\$ 169,508	\$ 157,018	\$ 153,526	\$ 162,699	\$ 173,660	\$ 180,903
Contributions-employee	-	-	-	-	-	-	-
Net investment income	3,127,624	158,329	720,234	1,274,398	1,121,487	(25,132)	175,905
Benefit payments, including refunds	(506,302)	(337,640)	(369,338)	(413,184)	(219,585)	(218,586)	(196,851)
Pension plan administrative expense	(9,553)	(12,101)	(9,781)	(6,829)	(6,406)	(6,393)	(7,270)
Other (net transfer)	16,236	172,479	(372,281)	38,253	(1,530)	(106,645)	165,617
Net change in plan fiduciary net position	<u>2,789,442</u>	<u>150,575</u>	<u>125,852</u>	<u>1,046,164</u>	<u>1,056,665</u>	<u>(183,096)</u>	<u>318,304</u>
Plan fiduciary net position - beginning	<u>11,618,391</u>	<u>11,467,816</u>	<u>11,341,964</u>	<u>10,295,800</u>	<u>9,239,135</u>	<u>9,422,231</u>	<u>9,103,927</u>
Plan fiduciary net position - ending	<u>\$ 14,407,833</u>	<u>\$ 11,618,391</u>	<u>\$ 11,467,816</u>	<u>\$ 11,341,964</u>	<u>\$ 10,295,800</u>	<u>\$ 9,239,135</u>	<u>\$ 9,422,231</u>
Employer net pension liability (asset)	<u>\$ (3,302,851)</u>	<u>\$ (827,788)</u>	<u>\$ (1,290,336)</u>	<u>\$ (1,369,935)</u>	<u>\$ (684,935)</u>	<u>\$ (307,208)</u>	<u>\$ (1,110,439)</u>
Plan fiduciary net position as a percentage of the total pension liability	129.7 %	107.7 %	112.7 %	113.7 %	107.1 %	103.4 %	113.4 %
Covered payroll	\$ 2,216,631	\$ 2,122,206	\$ 2,158,687	\$ 2,136,190	\$ 2,210,522	\$ 2,109,316	\$ 2,030,145
Employer's net pension asset as a percentage of covered payroll	(149.0) %	(39.0) %	(59.8) %	(64.1) %	(31.0) %	(14.6) %	(54.7) %

Notes to schedule:

Information for prior years is not available; amounts presented for the year end were determined as of June 30, the measurement date.

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

Year ended December 31,	Actuarial Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2012	\$ 215,049	\$ 190,295	\$ 24,754	\$ 2,107,340	9.0 %
2013	197,498	192,814	4,684	2,050,989	9.4
2014	179,291	179,291	-	2,059,524	8.7
2015	209,277	193,957	15,320	2,206,569	8.8
2016	161,518	161,518	-	2,193,345	7.4
2017	148,914	148,914	-	2,137,007	7.0
2018	159,775	159,775	-	2,092,237	7.6
2019	156,810	156,810	-	2,173,559	7.2
2020	160,680	160,680	-	2,138,852	7.5
2021	155,659	155,659	-	2,115,158	7.4

Notes to Schedule of Contributions

Valuation date: 02/28/21

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

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry Age Normal and Modified Terminal Funding
Amortization method	Level percentage of payroll, closed
Remaining amortization period	Multiple bases from 14 to 15 years
Asset valuation method	5-year smoothed market; 20% corridor
Inflation	2.75% wage inflation; 2.25% price inflation
Salary increases	2.75% - 6.75% including wage inflation
Investment rate of return	7.00%, net of investment expenses
Retirement age	Experience-based table of rates that are specific to the type of eligibility condition.
Mortality	The healthy retiree mortality tables, for post-retirement mortality, were 115% of the PubG-2010 Retiree Mortality table for males and females. The disabled retiree mortality tables, for post-retirement mortality, 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 tables for males and females of General groups Mortality rates for a particular calendar year are determined by applying the MP-2021 mortality improvement scale to the above described tables.

Other information: None

SUPPLEMENTAL INFORMATION

CITY OF ST. JOHN, MISSOURI
 COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS
 DECEMBER 31, 2021

	SPECIAL REVENUE					
	CONFISCATION	POLICE TRAINING	C.O.P.P.S.	SEWER LATERAL	BIOMETRICS	TOTAL
ASSETS						
Cash and investments	\$ 85,883	\$ (6,782)	\$ 6,502	\$ 37,018	\$ 22,585	\$ 145,206
Taxes receivable	-	-	-	16,761	-	16,761
Other receivables	-	849	-	-	848	1,697
Due from other funds	-	6,848	-	-	-	6,848
Prepaid expenses	-	613	-	-	-	613
TOTAL ASSETS	\$ 85,883	\$ 1,528	\$ 6,502	\$ 53,779	\$ 23,433	\$ 171,125
LIABILITIES						
Accounts payable	\$ 220	\$ 300	\$ -	\$ -	\$ -	\$ 520
Other liabilities	30,641	-	-	-	-	30,641
TOTAL LIABILITIES	30,861	300	-	-	-	31,161
FUND BALANCE						
Restricted	55,022	1,228	6,502	53,779	23,433	139,964
TOTAL FUND BALANCE	55,022	1,228	6,502	53,779	23,433	139,964
TOTAL LIABILITIES AND FUND BALANCE	\$ 85,883	\$ 1,528	\$ 6,502	\$ 53,779	\$ 23,433	\$ 171,125

CITY OF ST. JOHN, MISSOURI
 COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED DECEMBER 31, 2021

	SPECIAL REVENUE					
	CONFISCATION	POLICE TRAINING	C.O.P.P.S.	SEWER LATERAL	BIOMETRICS	TOTAL
REVENUES						
Taxes	\$ -	\$ -	\$ -	\$ 76,800	\$ -	\$ 76,800
Other revenue	61,201	2,898	20,578	-	2,817	87,494
TOTAL REVENUES	61,201	2,898	20,578	76,800	2,817	164,294
EXPENDITURES						
Current:						
Public safety	7,992	14,013	14,797	-	-	36,802
Public works	-	-	-	80,200	-	80,200
Capital outlay	44,443	-	-	-	-	44,443
TOTAL EXPENDITURES	52,435	14,013	14,797	80,200	-	161,445
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	8,766	(11,115)	5,781	(3,400)	2,817	2,849
OTHER FINANCING USES						
Transfers in (out)	-	-	(10,000)	(20,000)	-	(30,000)
CHANGE IN FUND BALANCE	8,766	(11,115)	(4,219)	(23,400)	2,817	(27,151)
FUND BALANCES - BEGINNING OF YEAR	46,256	12,343	10,721	77,179	20,616	167,115
FUND BALANCES - END OF YEAR	\$ 55,022	\$ 1,228	\$ 6,502	\$ 53,779	\$ 23,433	\$ 139,964

CITY OF ST. JOHN, MISSOURI
BUDGETARY COMPARISON SCHEDULE
CAPITAL IMPROVEMENTS FUND
FOR THE YEAR ENDED DECEMBER 31, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Taxes	\$ 437,000	\$ 437,000	\$ 470,713	\$ 33,713
Other revenue	-	-	1	1
TOTAL REVENUES	<u>437,000</u>	<u>437,000</u>	<u>470,714</u>	<u>33,714</u>
EXPENDITURES				
Current:				
General government	89,841	96,286	88,801	7,485
Public safety	43,222	47,740	46,056	1,684
Capital outlay	184,000	161,885	102,349	59,536
Debt service:				
Principal	70,000	70,000	69,247	753
Interest	77,956	77,956	78,710	(754)
TOTAL EXPENDITURES	<u>465,019</u>	<u>453,867</u>	<u>385,163</u>	<u>68,704</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(28,019)</u>	<u>(16,867)</u>	<u>85,551</u>	<u>102,418</u>
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(80,000)	(80,000)
CHANGE IN FUND BALANCE	(28,019)	(16,867)	5,551	<u>\$ 22,418</u>
FUND BALANCE - BEGINNING OF YEAR	<u>113,639</u>	<u>113,639</u>	<u>113,639</u>	
FUND BALANCE - END OF YEAR	<u>\$ 85,620</u>	<u>\$ 96,772</u>	<u>\$ 119,190</u>	

CITY OF ST. JOHN, MISSOURI
BUDGETARY COMPARISON SCHEDULE
CONFISCATION FUND
FOR THE YEAR ENDED DECEMBER 31, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		(NEGATIVE)
REVENUES				
Other revenue	\$ 25,000	\$ 68,000	\$ 61,201	\$ (6,799)
EXPENDITURES				
Current:				
Public safety	8,600	9,300	7,992	1,308
Capital outlay	54,250	55,200	44,443	10,757
TOTAL EXPENDITURES	62,850	64,500	52,435	12,065
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(37,850)	3,500	8,766	\$ 5,266
FUND BALANCE - BEGINNING OF YEAR	46,256	46,256	46,256	
FUND BALANCE - END OF YEAR	\$ 8,406	\$ 49,756	\$ 55,022	

CITY OF ST. JOHN, MISSOURI
BUDGETARY COMPARISON SCHEDULE
POLICE TRAINING FUND
FOR THE YEAR ENDED DECEMBER 31, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		(NEGATIVE)
REVENUES				
Other revenue	\$ 4,000	\$ 1,800	\$ 2,898	\$ 1,098
EXPENDITURES				
Current:				
Public safety	16,500	16,417	14,013	2,404
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(12,500)	(14,617)	(11,115)	3,502
FUND BALANCE - BEGINNING OF YEAR	12,343	12,343	12,343	
FUND BALANCE - END OF YEAR	<u>\$ (157)</u>	<u>\$ (2,274)</u>	<u>\$ 1,228</u>	

CITY OF ST. JOHN, MISSOURI
BUDGETARY COMPARISON SCHEDULE
C.O.P.P.S. FUND
FOR THE YEAR ENDED DECEMBER 31, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		(NEGATIVE)
REVENUES				
Other revenue	\$ 19,000	21,307	\$ 20,578	\$ (729)
EXPENDITURES				
Current:				
Public safety	19,050	19,975	14,797	5,178
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(50)	1,332	5,781	4,449
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(10,000)	(10,000)
CHANGE IN FUND BALANCE	(50)	1,332	(4,219)	<u>\$ (5,551)</u>
FUND BALANCE - BEGINNING OF YEAR	10,721	10,721	10,721	
FUND BALANCE - END OF YEAR	<u>\$ 10,671</u>	<u>\$ 12,053</u>	<u>\$ 6,502</u>	

CITY OF ST. JOHN, MISSOURI
BUDGETARY COMPARISON SCHEDULE
SEWER LATERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		(NEGATIVE)
REVENUES				
Taxes	\$ 75,000	\$ 75,000	\$ 76,800	\$ 1,800
EXPENDITURES				
Current:				
Public works	95,000	80,200	80,200	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(20,000)	(5,200)	(3,400)	1,800
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(20,000)	(20,000)
CHANGE IN FUND BALANCE	(20,000)	(5,200)	(23,400)	<u>\$ (18,200)</u>
FUND BALANCE - BEGINNING OF YEAR	<u>77,179</u>	<u>77,179</u>	<u>77,179</u>	
FUND BALANCE - END OF YEAR	<u>\$ 57,179</u>	<u>\$ 71,979</u>	<u>\$ 53,779</u>	

CITY OF ST. JOHN, MISSOURI
BUDGETARY COMPARISON SCHEDULE
BIOMETRICS FUND
FOR THE YEAR ENDED DECEMBER 31, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		(NEGATIVE)
REVENUES				
Other revenue	\$ 4,100	\$ 1,750	\$ 2,817	\$ 1,067
EXPENDITURES				
Current:				
General government	500	350	-	350
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	3,600	1,400	2,817	<u>\$ 1,417</u>
FUND BALANCE - BEGINNING OF YEAR	<u>20,616</u>	<u>20,616</u>	<u>20,616</u>	
FUND BALANCE - END OF YEAR	<u>\$ 24,216</u>	<u>\$ 22,016</u>	<u>\$ 23,433</u>	

STATISTICAL SECTION

CITY OF ST. JOHN, MISSOURI
NET POSITION BY COMPONENT
FOR THE LAST TEN FISCAL YEARS
(Accrual basis of accounting)

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
Governmental activities:										
Net investment										
in capital assets	\$ 2,198,118	\$ 2,343,236	\$ 2,681,667	\$ 2,873,373	\$ 3,040,582	\$ 3,298,329	\$ 3,469,046	\$ 3,564,278	\$ 4,264,204	\$ 4,344,722
Restricted	1,675,065	1,579,163	1,508,946	2,037,131	1,849,092	2,092,640	2,184,845	2,356,907	2,720,845	2,757,483
Unrestricted	<u>2,474,473</u>	<u>1,679,028</u>	<u>1,345,099</u>	<u>293,383</u>	<u>(413,310)</u>	<u>(694,555)</u>	<u>(1,023,629)</u>	<u>(3,348,784)</u>	<u>(4,341,849)</u>	<u>(4,158,397)</u>
Total governmental activities net position	<u>\$ 6,347,656</u>	<u>\$ 5,601,427</u>	<u>\$ 5,535,712</u>	<u>\$ 5,203,887</u>	<u>\$ 4,476,364</u>	<u>\$ 4,696,414</u>	<u>\$ 4,630,262</u>	<u>\$ 2,572,401</u>	<u>\$ 2,643,200</u>	<u>\$ 2,943,808</u>

CITY OF ST. JOHN, MISSOURI
CHANGES IN NET POSITION
FOR THE LAST TEN FISCAL YEARS
(Accrual basis of accounting)

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
EXPENSES										
Governmental activities:										
General government	\$ 1,608,898	\$ 1,534,148	\$ 1,598,473	\$ 1,479,422	\$ 1,654,844	\$ 1,504,374	\$ 1,374,971	\$ 1,838,761	\$ 1,662,904	\$ 4,024,512
Public safety	1,331,804	1,559,200	2,015,710	1,688,863	1,764,239	2,022,866	1,712,456	1,767,201	1,807,942	1,936,784
Public works	1,113,705	1,359,134	1,241,207	1,274,479	1,486,064	1,445,479	1,390,818	1,484,373	1,835,626	2,131,967
Interest and fiscal charges	70,999	266,395	163,703	211,870	235,312	282,239	305,827	327,204	340,698	365,369
Total governmental activities expenses	<u>4,125,406</u>	<u>4,718,877</u>	<u>5,019,093</u>	<u>4,654,634</u>	<u>5,140,459</u>	<u>5,254,958</u>	<u>4,784,072</u>	<u>5,417,539</u>	<u>5,647,170</u>	<u>8,458,632</u>
PROGRAM REVENUES										
Governmental activities:										
Charges for services										
General government	190,124	133,748	291,249	312,514	382,660	452,901	776,698	883,828	1,137,635	1,207,959
Public safety	59,125	59,568	57,269	54,396	49,523	54,223	4,129	4,269	5,649	5,154
Public works	380,028	196,591	196,814	236,069	254,617	234,612	227,739	222,882	230,500	219,524
Operating grants and contributions	31,375	499,835	39,398	38,507	63,061	72,040	65,160	57,106	53,646	52,485
Capital grants and contributions	351,813	313,963	349,908	315,624	309,057	438,247	419,570	18,970	16,324	80,592
Total governmental activities program revenue	<u>1,012,465</u>	<u>1,203,705</u>	<u>934,638</u>	<u>957,110</u>	<u>1,058,918</u>	<u>1,252,023</u>	<u>1,493,296</u>	<u>1,187,055</u>	<u>1,443,754</u>	<u>1,565,714</u>
NET EXPENSES	<u>(3,112,941)</u>	<u>(3,515,172)</u>	<u>(4,084,455)</u>	<u>(3,697,524)</u>	<u>(4,081,541)</u>	<u>(4,002,935)</u>	<u>(3,290,776)</u>	<u>(4,230,484)</u>	<u>(4,203,416)</u>	<u>(6,892,918)</u>
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION										
Governmental activities:										
Taxes:										
Property	384,921	376,406	754,742	767,725	718,574	727,368	748,914	617,239	754,772	1,501,146
Sales and Utility	3,046,472	2,785,030	3,169,270	3,164,643	2,751,282	2,743,513	2,751,396	2,662,516	2,489,348	2,585,825
Franchise	53,021	60,110	60,869	60,546	63,939	74,151	79,386	56,767	43,063	39,592
Intergovernmental	-	-	-	-	-	-	-	281,730	215,328	215,270
Other miscellaneous revenue	374,756	359,341	431,398	432,133	489,504	524,055	481,963	522,281	395,972	884,317
Gain on sale of assets	-	-	-	-	1,437	-	2,410	19,152	4,325	-
Total governmental activities	<u>3,859,170</u>	<u>3,580,887</u>	<u>4,416,279</u>	<u>4,425,047</u>	<u>4,024,736</u>	<u>4,069,087</u>	<u>4,064,069</u>	<u>4,159,685</u>	<u>3,902,808</u>	<u>5,226,150</u>
Extraordinary item	-	-	-	-	(163,245)	-	-	-	-	-
CHANGE IN NET POSITION	<u>\$ 746,229</u>	<u>\$ 65,715</u>	<u>\$ 331,824</u>	<u>\$ 727,523</u>	<u>\$ (220,050)</u>	<u>\$ 66,152</u>	<u>\$ 773,293</u>	<u>\$ (70,799)</u>	<u>\$ (300,608)</u>	<u>\$ (1,666,768)</u>

CITY OF ST. JOHN, MISSOURI
PROGRAM REVENUES BY FUNCTION/PROGRAM
FOR THE LAST TEN FISCAL YEARS
 (Accrual basis of accounting)

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
Governmental activities:										
General government	\$ 211,148	\$ 581,929	\$ 302,345	\$ 312,514	\$ 382,660	\$ 452,901	\$ 776,698	\$ 883,828	\$ 1,137,635	\$ 1,249,734
Public safety	90,500	111,222	114,792	92,903	112,584	126,263	69,289	61,375	59,295	57,639
Public works	710,817	510,554	517,501	551,693	563,674	672,859	647,309	241,852	246,824	258,341
Total governmental activities revenues	<u>\$1,012,465</u>	<u>\$ 1,203,705</u>	<u>\$ 934,638</u>	<u>\$ 957,110</u>	<u>\$ 1,058,918</u>	<u>\$ 1,252,023</u>	<u>\$ 1,493,296</u>	<u>\$ 1,187,055</u>	<u>\$ 1,443,754</u>	<u>\$ 1,565,714</u>

CITY OF ST. JOHN, MISSOURI
FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE LAST TEN FISCAL YEARS
(Modified accrual basis of accounting)

	2021	2020	2109	2018	2017	2016	2015	2014	2013	2012
General Fund:										
Nonspendable - prepaid items	\$ 184,785	\$ 136,702	\$ 135,698	\$ 39,261	\$ 108,212	\$ 22,125	\$ 24,977	\$ 74,147	\$ 20,000	\$ 62,952
Unassigned	732,093	662,770	398,260	(57,910)	75,834	439,985	559,322	187,234	215,703	563,711
Total General Fund	\$ 916,878	\$ 799,472	\$ 533,958	\$ (18,649)	\$ 184,046	\$ 462,110	\$ 584,299	\$ 261,381	\$ 235,703	\$ 626,663
All Other Governmental Funds:										
Nonspendable - prepaid items	\$ 9,249	\$ 10,927	\$ 17,570	\$ 4,246	\$ 9,574	\$ 9,312	\$ -	\$ 220	\$ 4,132	\$ 4,132
Restricted:										
Debt Service Fund	2	1,922	210,901	210,945	210,164	209,876	210,092	210,230	-	112,027
TIF Projects	597,063	597,551	603,612	760,836	774,762	762,826	810,772	652,018	394,727	1,274,986
Confiscation	55,022	46,256	70,345	110,234	183,178	215,218	164,151	84,903	82,496	71,938
C.O.P.P.S.	6,502	10,721	12,605	19,347	25,230	26,008	30,064	44,575	37,446	27,717
Parks and Storm Water Projects	818,850	713,707	627,366	621,155	535,137	499,901	438,276	680,842	442,673	223,747
Sewer Lateral	53,779	77,179	75,765	79,215	114,201	164,203	223,063	279,675	293,280	316,819
Biometrics	23,433	20,616	18,796	14,229	9,167	3,475	1,459	-	-	-
Capital Improvements	109,939	100,790	78,077	85,037	109,935	206,444	306,968	404,664	989,043	352,469
Tax Increment Financing	-	-	-	-	-	-	-	-	480,138	485,925
Police Training	1,228	12,343	16,666	23,578	18,955	4,689	-	-	-	-
Public Safety	-	-	-	323,500	78,527	-	-	-	-	-
Unassigned	-	-	-	-	-	-	(1,991)	(5,941)	(8,738)	(3,278)
Total all other governmental funds	\$ 1,675,067	\$ 1,592,012	\$ 1,731,703	\$ 2,252,322	\$ 2,068,830	\$ 2,101,952	\$ 2,182,854	\$ 2,351,186	\$ 2,715,197	\$ 2,866,482

CITY OF ST. JOHN, MISSOURI
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE LAST TEN FISCAL YEARS
(Modified accrual basis of accounting)

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Revenues										
Taxes	\$ 3,466,084	\$ 3,243,236	\$ 3,990,223	\$ 4,002,809	\$ 3,510,899	\$ 3,544,902	\$ 3,562,991	\$ 3,328,402	\$ 3,490,699	\$ 4,339,494
Intergovernmental	300,898	285,533	296,130	292,361	284,126	290,223	279,418	281,730	-	-
Licenses and permits	375,011	139,800	160,839	226,551	237,849	226,060	222,140	200,633	220,539	200,507
Fines and forfeitures	153,080	112,975	262,333	281,350	344,509	421,150	746,166	873,134	1,126,763	1,199,022
Charges for services	99,835	135,147	117,593	90,016	98,750	88,816	38,801	37,212	26,482	33,108
Grants	82,290	528,265	75,051	61,770	87,992	184,614	121,812	76,076	69,970	133,077
Other revenue	342,392	356,431	425,062	417,213	476,136	507,287	483,422	522,281	406,972	904,744
Total Revenues	4,819,590	4,801,387	5,327,231	5,372,070	5,040,261	5,263,052	5,319,468	5,319,468	5,341,425	6,809,952
Expenditures										
General government	1,640,505	1,472,194	1,530,389	1,578,124	1,552,165	1,426,600	1,344,821	1,776,111	1,604,227	3,975,849
Public safety	1,627,016	1,671,155	1,633,089	1,622,888	1,521,627	1,592,206	1,529,677	1,661,237	1,691,460	1,824,568
Public works	1,031,837	1,051,377	991,128	1,036,926	1,097,187	1,080,432	1,061,889	1,114,374	1,150,234	1,036,945
Capital outlay	198,079	192,839	171,708	217,820	299,331	397,788	454,523	378,570	701,922	1,562,709
Debt service:										
Interest	78,710	78,343	165,519	211,538	236,605	268,522	299,184	320,343	390,577	365,748
Principal	76,399	1,043	839,784	762,484	672,721	722,443	603,872	518,424	345,000	460,000
Fiscal charges	298	148,044	2,121	6,201	1,171	16,391	8,608	8,202	-	-
Total Expenditures	4,652,844	4,614,995	5,333,738	5,435,981	5,380,807	5,504,382	5,302,574	5,777,261	5,883,420	9,225,819
Excess of revenues over (under) expenditures	166,746	186,392	(6,507)	(63,911)	(340,546)	(241,330)	16,894	(457,793)	(541,995)	(2,415,867)
Other Financing Sources (Uses)										
Transfers in	288,150	285,100	611,006	395,397	283,604	288,570	483,594	422,723	1,092,452	1,652,620
Transfers out	(288,150)	(285,100)	(611,006)	(395,397)	(283,604)	(288,570)	(483,594)	(422,723)	(1,092,452)	(1,652,620)
Payment to refunded debt agent	-	(2,592,234)	-	-	-	-	-	-	-	-
Debt premium/(discount)	-	176,665	-	-	-	-	-	-	-	-
Insurance proceeds	-	-	2,703	19,982	19,060	22,478	-	-	-	-
Sale of capital asset	33,715	-	8,200	24,726	10,300	15,761	2,410	32,000	-	-
Issuance of capital lease	-	-	27,591	-	-	-	-	87,460	-	-
Proceeds from debt refinance	-	2,355,000	-	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	33,715	(60,569)	38,494	44,708	29,360	38,239	2,410	119,460	-	-
Net change in fund balances	\$ 200,461	\$ 125,823	\$ 31,987	\$ (19,203)	\$ (311,186)	\$ (203,091)	\$ 19,304	\$ (338,333)	\$ (541,995)	\$ (2,415,867)

CITY OF ST. JOHN, MISSOURI
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
FOR THE LAST TEN FISCAL YEARS

Fiscal Year	Real Property	Personal Property	Commercial Property	Railroads And Utilities	Assessed Value	Total Direct Tax Rate			Estimated Actual Value
						Real	Personal	Commercial	
2021	\$ 46,381,960	\$ 10,892,164	\$ 21,641,690	\$1,817,017	\$ 80,732,831	\$ 0.337	\$ 0.450	\$ 0.475	\$ 350,430,596
2020	41,062,390	10,036,727	21,819,620	1,756,511	74,675,248	0.420	0.450	0.486	320,207,576
2019	41,137,280	9,353,700	21,253,320	1,692,245	67,639,035	0.420	0.450	0.486	316,561,436
2018	35,604,920	9,492,138	21,124,740	1,417,237	67,639,035	0.474	0.450	0.483	287,355,622
2017	35,547,580	9,676,898	21,456,560	1,589,180	68,270,218	0.474	0.450	0.440	228,178,704
2016	33,000,150	9,567,870	19,763,360	1,813,945	64,145,325	0.500	0.450	0.471	269,244,330
2015	33,064,550	9,536,173	19,687,350	1,732,491	64,020,564	0.500	0.450	0.468	292,926,791
2014	35,290,750	9,796,640	17,510,640	1,560,620	64,158,650	0.500	0.450	0.500	292,926,791
2013	35,332,530	9,846,369	16,813,340	1,521,471	63,489,600	0.500	0.500	0.500	292,926,791
2012	39,728,520	9,781,183	15,998,240	1,458,057	66,966,000	0.405	0.405	0.405	292,926,791

Source: St. Louis County Collector's Office and the City of St. John

Notes: All real property is reassessed every two years. Property tax is levied each year on the assessed value listed as of prior January 1 for all real and personal property located in the City. Assessed values are established by St. Louis County Assessment Board at 32% of estimated market value for commercial property, 19% of estimated market value for residential property and 12% of estimated market value for agricultural property. The tax rates are based on \$100 of assessed value.

CITY OF ST. JOHN, MISSOURI
RATIOS OF OUTSTANDING DEBT BY TYPE
FOR THE LAST TEN FISCAL YEARS
(Dollars in thousands, except per capita)

Governmental Activities:

<u>Fiscal Year</u>	<u>Tax Increment Revenue Bonds</u>	<u>Certificates of Participation</u>	<u>Capital Lease</u>	<u>Total Primary Government</u>	<u>Percentage of Personal Income</u>	<u>Per Capita</u>
2021	\$ -	\$ 2,285	\$ 15	\$ 2,300	1.22 %	\$ 346
2020	-	2,355	22	2,355	1.31	372
2019	-	2,520	23	3,294	2.28	505
2018	714	2,580	-	4,056	2.80	637
2017	1,416	2,640	-	4,726	3.48	730
2016	2,018	2,695	13	5,446	4.66	928
2015	2,656	2,750	40	6,119	5.06	993
2014	3,240	2,805	74	6,475	5.06	1,000
2013	3,695	2,780	-	6,945	5.38	1,066
2012	4,040	2,905	-	7,405	5.79	1,136

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. JOHN, MISSOURI
PLEGDED REVENUE COVERAGE
FOR THE LAST TEN FISCAL YEARS

Tax Increment Revenue Bonds						
Fiscal Year	TIF Sales Tax	TIF Property Tax	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2021	\$ -	\$ -	\$ -	\$ -	\$ -	- %
2020	-	-	-	-	-	-
2019	336,202	363,053	699,255	775,000	17,921	88.2
2018	344,098	387,507	731,605	705,000	57,350	96.0
2017	325,122	365,176	690,298	605,000	85,100	100.0
2016	349,654	362,410	712,064	640,000	114,468	94.4
2015	424,138	386,353	810,491	515,000	142,681	123.2
2014	377,371	236,271	613,642	455,000	163,378	99.2
2013	370,571	206,910	577,481	345,000	181,647	109.7
2012	325,618	233,353	558,971	410,000	200,036	91.6

Notes:

- (1) Details regarding the City's outstanding debt can be found in the notes to the financial statements. Operating expenses do not include interest, depreciation, or amortization expenses.
- (2) TIF bonds were paid off in 2019. Any taxes collected after the payoff will be redistributed to all taxing entities.

CITY OF ST. JOHN, MISSOURI
DEMOGRAPHIC AND ECONOMIC STATISTICS
FOR THE LAST TEN CALENDAR YEARS

<u>Fiscal Year</u>	<u>Population</u>	<u>Personal Income (thousands of dollars)</u>	<u>Per Capita Personal Income</u>	<u>Median Age</u>	<u>School Enrollment</u>	<u>Unemployment Rate</u>
2021	6,643	188,289	28,344	36.4	1,729 *	3.7 %
2020	6,338	179,334	28,295	36.7	1,729 *	4.8
2019	6,338	156,663	24,718	37.8	1,729 *	3.4
2018	6,517	148,150	22,733	37.7	1,729 *	3.6
2017	6,365	144,696	22,733	37.7	1,729 *	3.2
2016	6,475	135,884	20,986	40.9	1,716 *	4.7
2015	6,475	127,945	19,760	40.0	1,716 *	5.9
2014	6,475	127,945	19,760	40.0	1,716 *	6.2
2013	6,517	129,134	19,815	36.3	1,716 *	6.5
2012	6,517	127,867	19,621	36.3	1,716 *	7.8

Sources: US Census Bureau
American Community Survey 2014 - 2019

* This number could not be verified due to student transfers out of the Normandy School District.

CITY OF ST. JOHN, MISSOURI
MISCELLANEOUS STATISTICAL DATA
DECEMBER 31, 2021

Year of incorporation as a City	1974
Type of City	3rd Class/Charter
Form of government	City Manager/Council
Number of full-time employees	36
Number of permanent part-time employees	1
Number of elected officials	7
Area in square miles	2.2
Population	6,643
Parks	3
Park acreage	16.5
Public schools (Boundaries incorporate two public school districts)	1
Churches	5
Financial institutions	3

Source: 2010 US Census & City of St. John