



CITY OF BALLWIN, MISSOURI

Comprehensive Annual Financial Report

For The Year Ended December 31, 2020



**Comprehensive Annual Financial Report
For The Fiscal Year Ended December 31, 2020**

Prepared by the Department of Finance

CITY OF BALLWIN, MISSOURI
FINANCIAL REPORT

	Page
SECTION I - INTRODUCTORY SECTION	
Letter of Transmittal	i
Principal City Officials	vi
Organization Chart	vii
Certificate of Achievement for Excellence in Financial Reporting	viii
SECTION II - FINANCIAL SECTION	
Independent Auditors' Report	1
Management's Discussion and Analysis	4
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	16
Statement of Activities	17
Fund Financial Statements:	
Balance Sheet - Governmental Funds	18
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	19
Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds	20
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	21
Notes to Financial Statements	22
Required Supplemental Information:	
Schedules of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual:	
General Fund	45
Special Allocation Fund	49
Notes to Schedules of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual	50
Schedule of Changes in Net Pension Liability (Asset) and Related Ratios	51
Schedule of Pension Contributions	52
Schedule of Changes in Total OPEB Liability and Related Ratios	53
Other Supplemental Information:	
Combining Balance Sheet - Nonmajor Governmental Funds	55
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds	56
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual:	
Sewer Lateral Fund	57
Federal Asset Seizure Fund	58
P.O.S.T. Fund	59
Capital Projects Fund	60

CITY OF BALLWIN, MISSOURI
FINANCIAL REPORT

	Page
SECTION III - STATISTICAL SECTION	
Net Position by Component - Last Ten Fiscal Years	62
Change in Net Position - Last Ten Fiscal Years	63
Fund Balances of Governmental Funds - Last Ten Fiscal Years	64
Changes in Fund Balances - Governmental Funds - Last Ten Fiscal Years	65
Tax Revenue by Source - Governmental Funds - Last Ten Fiscal Years	66
Gross Receipts Tax on Utilities - Last Ten Fiscal Years	67
Assessed and Estimated Actual Value of Taxable Property - Last Ten Fiscal Years	68
Property Tax Rates - Direct and All Overlapping Governments - Last Ten Fiscal Years	69
Principal Property Taxpayers - Current Year and Nine Years Ago	70
Property Tax Levies and Collections - Last Ten Fiscal Years	71
Sales Tax Rates and Taxable Sales - Direct and Overlapping - Last Ten Fiscal Years	72
Ratios of Outstanding Debt by Type - Last Ten Fiscal Years	73
Ratios of General Bonded Debt Outstanding - Last Ten Fiscal Years	74
Direct and Overlapping Governmental Activities Debt	75
Legal Debt Margin Information - Last Ten Fiscal Years	76
Demographic and Economic Statistics - Last Ten Fiscal Years	77
Principal Employers - Current Year and Nine Years Ago	78
Full-time City Government Employees by Functions/Programs - Last Ten Fiscal Years	79
Operating Indicators by Functions/Programs - Last Ten Fiscal Years	80
Capital Assets Statistics by Functions/Programs - Last Ten Fiscal Years	81

INTRODUCTORY SECTION



April 30, 2021

To the Honorable Mayor, Aldermen, and Citizens of Ballwin:

The Comprehensive Annual Financial Report of the City of Ballwin, Missouri (the City), for the fiscal year ending December 31, 2020, is submitted herewith. This report was prepared in conformance with accounting principles generally accepted in the United States of America (GAAP) and audited in accordance with auditing standards generally accepted in the United States of America by an independent firm of licensed certified public accountants.

This report is the City management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed to protect the City's assets from loss, theft, or misuse and to compile sufficient, reliable information for the preparation of the City's financial statements in conformance with GAAP. This internal control structure is designed to provide a reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgments by management. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's financial statements have been audited by Kerber, Eck & Braeckel LLP, a firm of licensed certified public accountants. The goal of this independent audit was to provide reasonable assurance that the basic financial statements of the City for the year ended December 31, 2020, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall basic financial statement presentation. The independent auditors concluded, based upon its audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the year ended December 31, 2020, are fairly presented in conformity with GAAP. The independent auditors' report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the Independent Auditors' Report.

Profile of the City

The City is located approximately 17 miles west of downtown St. Louis, Missouri. It covers 10 square miles and serves a population of 30,404 residents occupying approximately 12,597 housing units. Originally established in 1837, it is the only city in the United States with its unique name.

The City was incorporated in 1950 as a City of the Fourth Class with a Mayor-Board of Aldermen-City Administrator form of government. The legislative body consists of eight aldermen and the mayor. Aldermen are elected from four wards to serve two year staggered terms, with four aldermen elected every year. The Mayor, elected at large to serve a two year term, is the presiding officer of the Board of Aldermen (the Board). The Mayor enjoys all the powers and duties as applicable to entities of the 4th class in the State of Missouri.

A City Administrator is appointed by the Board with the approval of the Mayor. He serves, under contract, at the will of the Mayor and the Board. The City Administrator is responsible for the day-to-day management of the City's business and staff. He is also responsible for the employment and discharge of City employees under policies established by the Board.

The City provides a full range of municipal services, other than fire protection/EMS and public utilities, which are provided in the region by private entities. The City provides police services, planning and zoning, code enforcement, snow and leaf removal, maintenance of streets, judicial services, and parks and recreation. The City has approximately 136 full-time employees, and a large contingent of part-time and seasonal employees working primarily in the area of Parks and Recreation. The City is served by the Rockwood and Parkway School Districts, both of which are AAA rated.

The City has repeatedly received national recognition for the quality of its recreational facilities and programs. The City's five parks cover 66 acres that include playgrounds, a nature trail, walking paths, ball diamond, tennis and pickle ball courts, a soccer field, two fishing ponds stocked by the Missouri Department of Conservation and sand volleyball courts. Traditionally recognized as the best public, nine-hole facility in the area, the City golf course includes a practice cage and a practice putting green. For 30 consecutive years the City has received the designation of Tree City USA by the National Arbor Day Foundation.

The City's community center, The Pointe at Ballwin Commons, continually upgrades its equipment. It includes a state of the art fitness center, indoor walking track, double gymnasium, indoor pool with water playground, spinning room, and community meeting rooms. The North Pointe Aquatic Center has been recently upgraded with a new bucket falls structure and a new and expanded splash pad. This facility features a 10 lane competitive pool, lazy river, tree swing, two-story water slides and more. Programming includes the traditional day camps, sport camps and leagues, fitness classes, and swim lessons as well as a concert series and the very popular Ballwin Race Series. Castlewood State Park and the Meramec River are in close proximity.

Ballwin is noted as well as for its record of public safety, repeatedly ranking highly on the listing of Safest Cities in Missouri by various rating organizations. The City's low crime rate is due to a highly-trained Police Department which provides the full range of police protection,

investigation, and community services. Continued investments in technology enhance officer safety and enables them to perform their jobs in an effective and efficient manner.

The annual budget serves as a complete financial and operational plan for the following year. All departments of the City are required to submit requests for appropriations to the City Administrator who uses these requests as a starting point for development of a proposed budget. The Finance Officer presents to the City Administrator estimates detailing the various revenues, grants, bond proceeds, and other funding sources that are anticipated. The budget is prepared by fund. It is broken down further by departments, programs, or projects within the departments, then object of expenditures within programs and finally, line items within the objects. After consultation with the department heads, the City Administrator presents a proposed budget to the Mayor and Board. The Mayor and Board hold workshops and at least one public hearing prior to adopting the budget by December 31. Department heads, with the City Administrator's approval, may transfer appropriated funds within departmental programs/projects. The legal level of control of the Board extends to the department level. The Board must authorize transfers between departments or funds or any increase in a fund's budget. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriate annual budget has been adopted. For the General Fund and Special Allocation Fund this comparison is presented as required supplemental information. For other governmental funds that have an adopted budget, comparison schedules are found in other supplemental information.

Local economy

The City is a suburban community located in the western part of St. Louis County. The City is mostly residential with a wide variety of housing. The City is stable and for the most part fully developed, with a neighborhood commercial district consisting of 356 licensed businesses. The City's median household income at \$98,750 is above that of the State, which is \$55,461, and St. Louis County, which is \$67,420. The median housing value of \$261,900 also exceeds that of the county and state with values of \$198,800 and \$157,200 respectively.

Sales taxes received from the 1% county-wide sales tax are generated in nearly equal proportions from businesses within the City limits and from a distribution of the county sales tax revenues that are pooled. This distribution is based on a per capita formula. Ballwin also receives a ½ cent Capital Improvement tax and a ½ cent Parks tax. The passage in 2017 of a ½ cent county-wide Public Safety tax dedicated exclusively for the use of the police department enables the City to maintain a strong police force within the community. The City does not levy a property tax.

The shift of consumer shopping habits to online sales is expected to be exacerbated by the pandemic, although sales tax receipts have been gradually upticking. Over the past several years competition from online sales has contributed to low levels of sales tax growth and spaces vacated by retailers are more often being filled by service based businesses. The City will in time need to consider options to supplemental tax revenues such as the passage of a use tax.

Long-term financial planning and major initiatives

Each year the City updates its five-year capital improvement plan. Capital projects totaling almost \$11.5 million are budgeted for the years 2021 through 2025. Reconstruction/replacement of two streets will cost \$2.0 million, however 78% of this cost will be reimbursed through federal funding. An additional \$2.2 million has been planned for park development. Design work for a

new police station has begun with construction anticipated to begin as early as December. Historically the City has used a pay-as-you go approach to infrastructure improvements and some long-term debt issuance to finance some of the cost of buildings and park facilities. The police station specifically will use public safety taxes as a source of funding, in combination with financing.

A master plan specifically for Vlasis Park will be performed this year to complement the City-wide master plan completed in 2019. This will help guide the City in its long term planning endeavors.

Personnel expenses as a percentage of operating expenditures are anticipated to be 70% of the 2021 operating budget. Staffing levels have been increasing gradually over the past few years, as has the cost of health insurance and pension expense. In 2018 the City increased its pension benefit level from 1.25% to 1.75%, and added an employee contribution of 4%. In 2019 the City entered into a collective bargaining agreement with the police officers which provides for annual step increases in salaries. While a hiring freeze had been in place last year to minimize costs during the pandemic, vacant positions are now being filled.

Cost reduction efforts employed by the City during 2020 were very effective. The reduction in revenues was fully offset by lower expenses. The receipt of a federal grant at the end of the year to reimburse for pandemic related public safety expenditures, in combination with lower expenses, resulted in revenues exceeding expenditures by \$2.8 million. The City did not have to utilize fund balance reserves in 2020 as had been anticipated.

In 2002 the City issued tax increment refunding and improvement revenue bonds to finance the costs associated with the Ballwin Town Center Redevelopment Project. While principal and interest payments were made in full from available revenues through 2012, unscheduled draws from the Debt Reserve Fund were required beginning in 2013 to fund the required principal payments. Successful appeals of real estate taxes on the property have significantly reduced the revenue stream dedicated for bond payments. Several vacancies also exist in the development. The debt service reserve fund was fully depleted in 2019. After interest, only a pro-rata portion of the principal payment due in each of the last two years was paid. The remaining balance on the bond issue at December 31, 2020 was \$5,910,000. Final maturity is scheduled for October, 2022. These bonds do not constitute a general obligation or indebtedness of the City. The City has no general obligation debt or capital leases.

Relevant financial policies

The City has adopted a comprehensive set of financial policies. During the current year, one of these policies was particularly relevant. The City has a fund balance policy that establishes the five categories of fund balance, including committed fund balance. This consists of funds that are mandated for a specific purpose by enabling legislation. It further requires that the City maintain a minimum unassigned fund balance no less than 25% of total operating expenditures at the end of each annual fiscal period. During 2019 the Board adopted an ordinance which created a committed fund account to be used for capital/major infrastructure projects including but not limited to a police station and public works maintenance facility. After an initial transfer of \$1,000,000 from unassigned fund balance, 50% of any operating budget surplus is to be added to this account each year at December 31. These transfers are set to continue until the end of fiscal year 2025, unless extended or revoked. With the large surplus in 2020, the amount committed for capital projects (major infrastructure) at December 31 increased by \$1,256,878 to

a balance of \$2,780,158. Unassigned fund balance equaled 58% of operating expenditures of the General Fund, well in excess of the 25% required minimum.

Awards and Acknowledgements

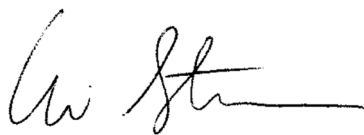
The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Ballwin for its Comprehensive Annual Financial Report for the fiscal year ended December 31, 2019. This was the sixth year the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized Comprehensive Annual Financial Report. This report must satisfy both GAAP and applicable legal requirements.

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

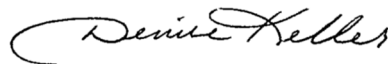
In addition, the City received the GFOA's Award for Distinguished Budget Presentation for its annual budget for the fiscal year 2020. This was the fifth year that the City received this award. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document must meet the program criteria as a policy document, as a financial plan, as an operations guideline, and as a communications device.

The preparation of this report would not have been possible without the effort and dedication of the administrative staff of all departments of the City. Our sincere gratitude is extended to the Mayor and the Board for their unfailing support and commitment to the responsible fiscal management of the City.

Respectfully submitted,



Eric Sterman
City Administrator



Denise Keller
Finance Officer

CITY OF BALLWIN, MISSOURI
PRINCIPAL CITY OFFICIALS

MAYOR

Tim Pogue

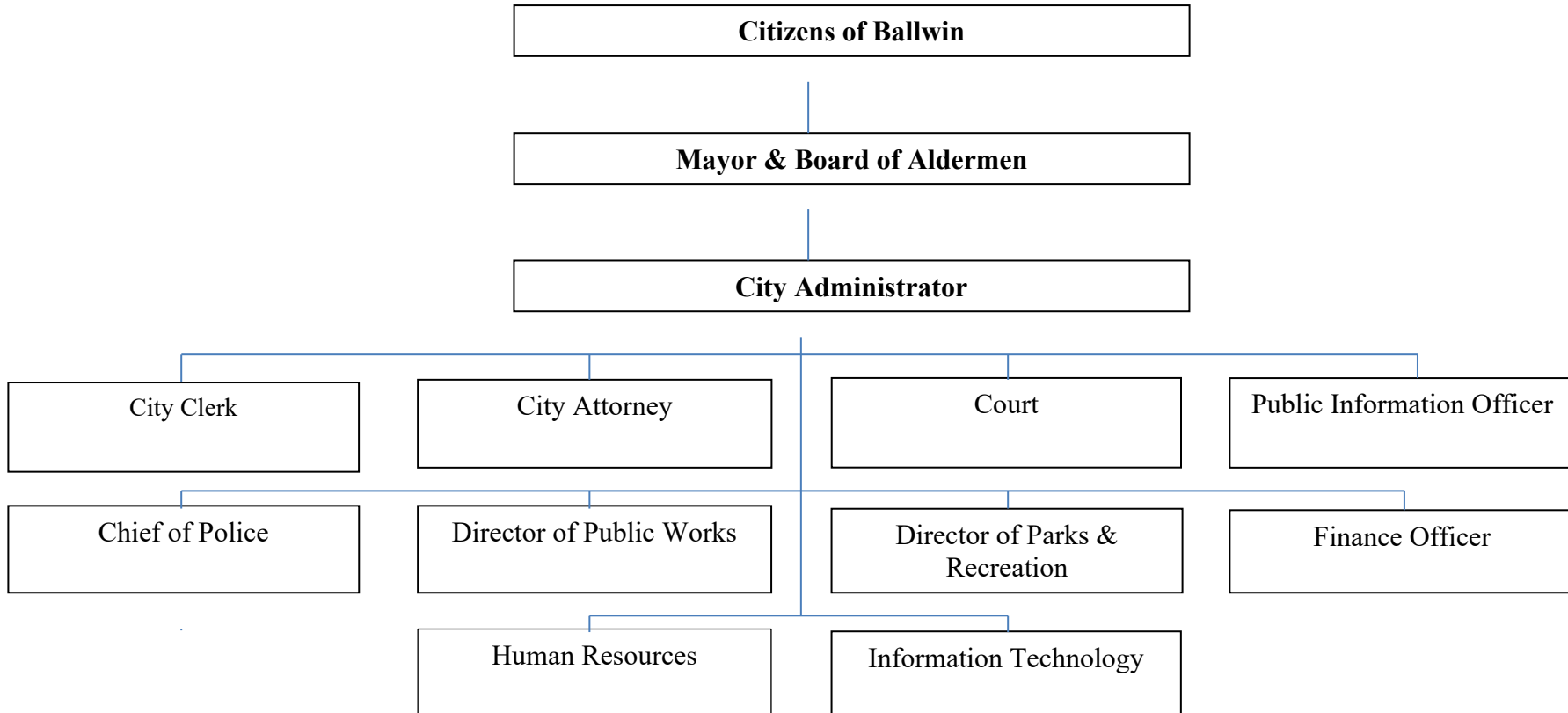
BOARD OF ALDERMEN

Ward I	Michael Finley	Mike Utt
Ward II	Kevin Roach	Mark Stallmann
Ward III	Frank Fleming	Jim Leahy
Ward IIII	Ross Bullington	Ray Kerlagon

CITY ADMINISTRATION

City Administrator	Eric Sterman
City Attorney	Bob Jones
Prosecuting Attorney	Chris Graville
Municipal Judge	Virginia Nye
Chief of Police	Doug Schaeffler
Finance Officer	Denise Keller
Director of Public Works	Jim Link
Director of Parks and Recreation	Chris Conway

City of Ballwin Organization Chart





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Ballwin
Missouri**

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

December 31, 2019

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION



Kerber, Eck & Braeckel LLP P 314.231.6232
One South Memorial Drive F 314.880.9307
Suite 900
St. Louis, MO 63102

INDEPENDENT AUDITORS' REPORT

Honorable Mayor and Board of Aldermen
City of Ballwin, Missouri

Report on Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Ballwin, Missouri (the City) as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility 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; this includes 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.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

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 Ballwin, Missouri, as of December 31, 2020, 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.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information as listed in the table of contents 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.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Ballwin, Missouri's basic financial statements. The introductory section, other supplemental information, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The other supplemental 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. Such 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 supplemental information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 5, 2021, on our consideration of the City of Ballwin, Missouri's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Ballwin, Missouri's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Ballwin, Missouri's internal control over financial reporting and compliance.

Kerber, Eck & Braeckel LLP

St. Louis, Missouri
May 5, 2021

**CITY OF BALLWIN, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2020**

The management's discussion and analysis of the City of Ballwin, Missouri's (the City) financial performance provides an overall review of the City's financial activities for the fiscal year ended December 31, 2020. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the City's financial statements following this narrative.

FINANCIAL HIGHLIGHTS

- In the government-wide financial statements, the assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of fiscal year 2020 by \$74,253,113 (net position). Unrestricted net position increased from 2019 by \$3,419,976 to a balance of \$5,384,959.
- The City's total net position increased by \$2,762,189.
- At the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$18,337,161, an increase of \$3,289,070 in comparison with the prior year.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$10,122,720, or approximately 58% of General Fund expenditures (\$17,466,174).
- The City's total debt decreased by \$898,284 during the current fiscal year due to debt payments being paid according to the debt payment cycle. The debt balance is primarily tax increment financing bonds, which do not constitute a general obligation of the City.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains required supplemental information and other supplemental information in addition to the basic financial statements.

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

The statement of net position presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and compensated absences).

CITY OF BALLWIN, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2020

The government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The City does not have any business-type activities. The governmental activities of the City include parks and recreation, police and court, public works, and general government.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City uses fund accounting to keep track of specific sources of funding and spending for particular purposes. The City maintains governmental funds only.

Governmental funds. Governmental funds are used to account for most of the City's basic services that focus on: 1) how cash and other financial assets that can readily be converted to cash flow in and out and 2) the balances remaining at year-end that are readily available for spending. Governmental funds use the modified accrual method of accounting to focus on the near-term inflows and outflows of expendable resources and balances of year-end expendable resources. This detailed short-term view helps readers determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, additional information is provided on a subsequent page that explains the relationship (or differences) between the government-wide and fund financial statements.

The City maintains four major funds: General Fund, Special Allocation Fund, Capital Projects Fund, and the Town Center Debt Service Fund. These funds are presented separately on the governmental funds balance sheet, as well as on the statement of revenues, expenditures, and changes in fund balances. Data from other governmental funds, such as the Sewer Lateral Fund, Federal Asset Seizure Fund, and P.O.S.T. Fund are combined into a single, aggregated presentation called "other governmental funds". Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements in the other supplemental information section of this report.

An annual appropriations budget is adopted by the City as required by the General Statutes. The General Fund, Special Allocation Fund, Capital Projects Fund, Sewer Lateral Fund, Federal Asset Seizure Fund, and P.O.S.T. Fund budgets are included in the budget document. The General Fund budget is a legally adopted document that incorporates input from the management of the City and the decisions of the Board of Aldermen about which services to provide and how to pay for them. It also authorizes the City to obtain funds from identified sources to finance these current period activities. Budget workshop meetings, as well as the budget adoption meeting, are open to the public. Budgetary comparison statements have been provided for all budgeted funds.

Notes to the Basic Financial Statements. These notes provide additional information that is essential to fully understand the data provided in the government-wide and fund financial statements.

**CITY OF BALLWIN, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2020**

Required Supplemental Information. This management's discussion and analysis, budgetary comparison schedules and notes to the schedule for the General Fund and Special Allocation Fund, and information concerning the OPEB liability and the City's progress in funding its obligation to provide pension benefits to its employees represent financial information required by GASB to be presented. Such information provides users of this report with additional data that supplements the government-wide financial statements, fund financial statements, and notes.

Other Supplemental Information. This part of the annual report includes financial information such as budgetary comparison schedules for the Capital Projects Fund and combining statements for the nonmajor governmental funds and budgetary comparison schedules for the Sewer Lateral Fund, Federal Asset Seizure Fund, and the P.O.S.T. Fund. This other supplemental information is provided to address certain specific needs of various users of the City's annual report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve as a useful indicator of a government's financial position over time. In the case of the City, the net position of \$74,253,113 increased in 2020 by 3.9% as compared to the previous year.

The largest portion of the City's net position, \$64,402,001, (a decrease of 2.0% from 2019) reflects its investment in capital assets. The City uses these capital assets (land, buildings, machinery and equipment, and infrastructure) to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position, \$4,466,153, represents resources that are subject to external restrictions on how they may be used. This balance increased by \$627,101 (16.3%) in 2020. Increased restrictions for public safety and the sewer lateral program are offset by reductions in the restriction for debt service, resulting from scheduled debt payments. The capital projects balance will fluctuate on an annual basis due to the timing of projects.

The remaining category of the City's net position represents an unrestricted net position balance of \$5,384,959 in 2020, which may be used to meet the City's ongoing obligations to citizens and creditors. There was an increase of \$3,419,976 in unrestricted net position in 2020 compared to 2019.

Assets include \$12,955,093 in unrestricted cash and investments and \$1,500,410 in restricted cash and investments.

CITY OF BALLWIN, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2020

A condensed version of the statement of net position is as follows:

	<u>December 31</u>		<u>2020 Change</u>	
	<u>2020</u>	<u>2019</u>	<u>Amount</u>	<u>Percent</u>
ASSETS				
Current and other assets	\$ 19,800,710	\$ 16,761,827	\$ 3,038,883	18.1 %
Capital assets, net	64,402,001	65,686,889	(1,284,888)	(2.0)
Total Assets	<u>84,202,711</u>	<u>82,448,716</u>	<u>1,753,995</u>	2.1
DEFERRED OUTFLOWS OF RESOURCES				
	<u>2,293,684</u>	<u>1,916,932</u>	<u>376,752</u>	19.7
LIABILITIES				
Long-term liabilities	10,644,494	10,372,988	271,506	2.6
Other liabilities	1,185,558	1,458,812	(273,254)	(18.7)
Total Liabilities	<u>11,830,052</u>	<u>11,831,800</u>	<u>(1,748)</u>	(0.0)
DEFERRED INFLOWS OF RESOURCES				
	<u>413,230</u>	<u>1,042,924</u>	<u>(629,694)</u>	(60.4)
NET POSITION				
Net investment in capital assets	64,402,001	65,686,889	(1,284,888)	(2.0)
Restricted	4,466,153	3,839,052	627,101	16.3
Unrestricted	5,384,959	1,964,983	3,419,976	174.0
Total Net Position	<u>\$ 74,253,113</u>	<u>\$ 71,490,924</u>	<u>\$ 2,762,189</u>	3.9 %

**CITY OF BALLWIN, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2020**

A condensed version of the statement of activities is as follows:

	For The Years		2020 Change	
	2020	2019	Amount	Percent
REVENUES				
Program revenues:				
Charges for services	\$ 4,151,235	\$ 5,489,925	\$ (1,338,690)	(24.4) %
Operating grants and contributions	3,996,751	1,994,861	2,001,890	100.4
Capital grants and contributions	479,295	218,688	260,607	119.2
General revenues:				
Taxes	14,187,590	14,824,390	(636,800)	(4.3)
Investment income	159,082	187,227	(28,145)	(15.0)
Miscellaneous	106,496	112,914	(6,418)	(5.7)
Total Revenues	<u>23,080,449</u>	<u>22,828,005</u>	<u>252,444</u>	1.1
EXPENSES				
General government	3,322,885	3,634,777	(311,892)	(8.6)
Public works	5,580,492	5,648,992	(68,500)	(1.2)
Police and court	6,172,040	6,184,927	(12,887)	(0.2)
Parks and recreation	4,855,194	5,247,597	(392,403)	(7.5)
Interest on long-term debt	387,649	450,757	(63,108)	(14.0)
Total Expenses	<u>20,318,260</u>	<u>21,167,050</u>	<u>(848,790)</u>	(4.0)
CHANGE IN NET POSITION	2,762,189	1,660,955	1,101,234	66.3
NET POSITION, JANUARY 1	<u>71,490,924</u>	<u>69,829,969</u>	<u>1,660,955</u>	2.4
NET POSITION, DECEMBER 31	<u>\$ 74,253,113</u>	<u>\$71,490,924</u>	<u>\$ 2,762,189</u>	3.9 %

CITY OF BALLWIN, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2020

SIGNIFICANT CHANGES IN NET POSITION

The increase in net position of \$2,762,189 for fiscal year 2020 is largely attributable to the impact of the COVID-19 pandemic. The Governor of Missouri had shut down the state for a period of time and the St. Louis County Executive had implemented orders for certain businesses, including restaurants, to offer only delivery, curbside pickup or patio dining during different periods of the year. Capacity restrictions were in place when these businesses could allow customer entry. This negatively impacted sales tax revenues. Gross receipts from utilities were also at reduced amounts due to the stay at home order as many businesses were closed and used less utilities as individuals worked from home. The Community Center was closed under orders for several months. Programs and memberships were cancelled as people were reluctant to be in social settings. The City's outdoor pool opened later than usual and under both reduced capacity and reduced hours. Municipal Court was also completely shut down for in person payments for a period of time and remains closed for in-person court sessions. While most revenues were negatively impacted, the reduction was offset by the receipt of Federal CARES Act funds for pandemic response related expenses. The City was able to reduce expenses significantly to more than compensate for the revenue loss.

Charges for services declined by (\$1,338,690) due primarily to reduced revenues of \$1,373,388 from recreation facilities and programs. Court fines declined as well. The golf course remained open all year and saw a surge in participation with its natural social distancing, resulting in a revenue increase of 11.3%. Business license fees increased with higher auto sales year over year. Policing services for neighboring Winchester increased by \$115,344 with a full year of contracted services in 2020.

Operating grants and contributions increased \$2,001,890. A Federal CARES Act grant of \$2,090,913 was received in reimbursement for public safety employees' payroll expenses.

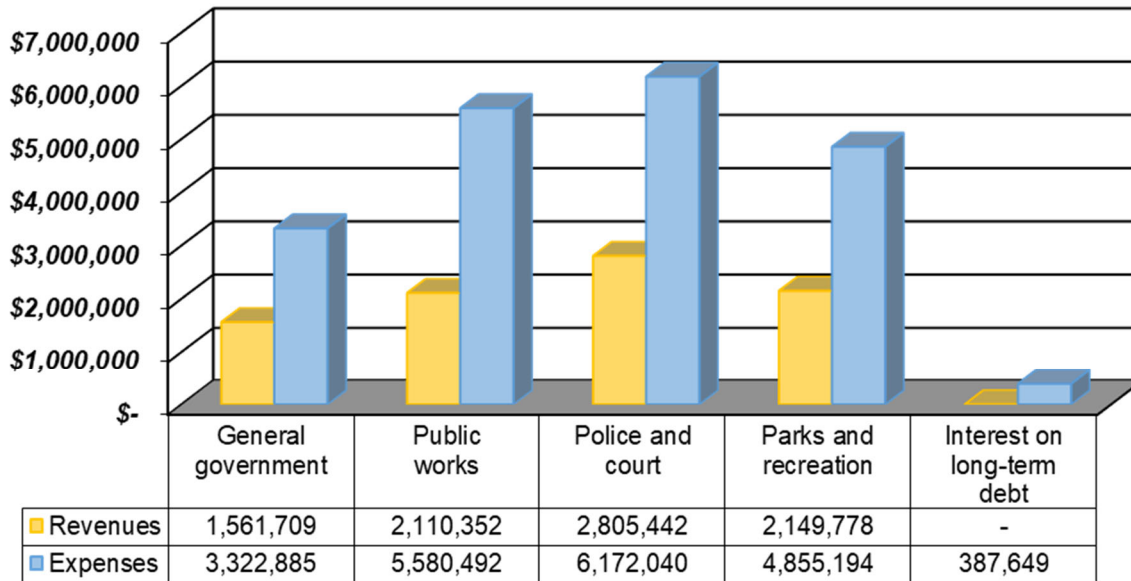
Capital grants and contributions increased \$260,607. The current year included a partial Municipal Parks grant of \$236,250 for Ferris Park improvements and \$200,047 in donated infrastructure. \$175,690 less federal project revenue was received than in the prior year.

General taxes are down from the prior year by (\$636,800) primarily due to lower sales taxes and lower utility gross receipts across most categories. Water gross receipts went up by 15.4% between higher prices and increased usage with residents working from home.

Expenses across all departments decreased from 2019 with lower personnel costs and overall reductions in spending in response to revenue uncertainties.

**CITY OF BALLWIN, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2020**

Expenses and Program Revenues - Governmental Activities



FINANCIAL ANALYSIS OF THE CITY'S FUNDS

Governmental funds. The focus of the City's governmental funds is to provide information on inflows and balances of available expendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At December 31, 2020, the City's governmental funds report a combined fund balance of \$18,337,161 with a net increase in total fund balance of \$3,289,070 from 2019. 55% of the total amount (\$10,122,720) constitutes unassigned fund balance, which is available for spending at the City's discretion. This amount represents an increase in unassigned fund balance from 2019 (\$8,809,456). Nonspendable items include prepaid items in the amount of \$477,952 and inventories of \$309,242. Restricted items totaling \$4,146,702 include \$572,437 for debt service costs as well as capital projects, sewer lateral, police, community programs, recreation, special projects, and public safety balances. Committed items include \$2,780,158 for upcoming major infrastructure projects.

During fiscal year 2020, the unassigned fund balance of the General Fund increased by \$1,313,264 or 14.9% from the prior year. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures and transfers out. Unassigned fund balance represents 58% of the total 2020 General Fund expenditures and transfers out, while the total fund balance represents 92% of the total 2020 General Fund expenditures and transfers out. The General Fund ended the year with a net addition to fund balance of \$2,850,817. This increase is due to higher than expected revenues and lower than expected expenditures, as well as the receipt of CARES Act funds to reimburse the City for public safety payroll expenses.

**CITY OF BALLWIN, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2020**

The Special Allocation Fund balance remained at \$0 during the fiscal year. This fund is used to account for the revenues derived from the tax increment financing activities, which are then transferred to the Town Center Debt Service Fund that pays the TIF bonds.

The Capital Projects Fund balance increased \$339,237 during the fiscal year to \$785,480. The majority of these funds are restricted for public safety. Tax funds of \$504,420 allocated for design work on a new police building went unspent as the project was delayed due to pandemic uncertainties. Remaining fund balance of \$281,060 represents a decrease from 2019 of \$165,183 with funds spent on golf maintenance building renovations and improvements at Ferris Park.

The Town Center Debt Service Fund balance increased \$7,451 during the fiscal year to \$572,437. For the eighth consecutive year, there were not enough TIF revenues collected to pay the principal and interest payment on the TIF bonds. The debt service reserve fund was depleted in 2019. A pro-rata payment of \$930,000 was made towards principal. \$1,325,000 of the 2020 scheduled maturities remain outstanding and has been added to the 2021 debt maturities.

GENERAL FUND BUDGETARY HIGHLIGHTS

The final 2020 budget for the City's General Fund represents an original expenditure and transfer out budget of \$20,494,569 with a net decrease of \$2,308,928 to \$18,185,641, an adjustment of 11.3%. The City's Board of Aldermen approved amendments of the 2020 budget in November of 2020. These amendments were to decrease community program revenues, sales taxes, court fines revenue and increase licenses and permits and investment income. Increases were made for various projects carried over from the prior year, the addition of contractual tree removal and higher vehicle and equipment maintenance. Offsetting these increases are substantial decreases in personnel expenses from higher than usual turnover and the implementation of a hiring freeze. Part time employees were not paid while recreation facilities were mandated to be closed. Additional adjustments were made to line items in conjunction with program reallocations.

The General Fund ended the year with an operating surplus (where revenues exceeded expenditures) of \$2,852,033. Other financing sources and uses decreased the fund balance by \$1,216 to net a change in fund balance of \$2,850,817 in 2020, ending the year with a fund balance of \$16,073,560.

Overall, the General Fund ended fiscal 2020 with a mixture of favorable and unfavorable budget variances for both revenues and expenditures. Actual General Fund revenues and expenditures for the year varied from the 2020 final amended budget as follows:

- Sales taxes received from all sources collectively exceeded the final budget by \$55,316.
- The variance to budget for county road tax receipts was unfavorable by \$22,522.
- Licenses and permits received were higher than budget by \$64,827 reflecting a higher volume of permits.
- Public utility licenses were unfavorable to budget by \$59,728 across all categories except water.

**CITY OF BALLWIN, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2020**

- Revenues received from community programs were \$28,141 higher than budget. Increased greens fees were offset by reduced membership revenues.
- Legal services were favorable to budget by \$23,478 with lower than expected activity.
- Salaries and benefits for Public Works personnel were \$53,033 lower than budget from employee turnover and substitution of workers comp benefits.
- The use of salt fell short of budget by \$122,216, with significantly fewer snow events than in a typical year.
- Salaries and benefits for all programs in the Police Department ended the year with \$109,519 not being spent due to turnover of personnel.
- Unspent maintenance funds for the police building were \$14,433.
- Costs for the new comfort station in Vlasik Park exceeded budget by \$11,154.
- Electric costs at the Pointe were favorable to the budget of \$17,607.
- Pay for staff at the community center was lower than expected by \$72,318 due to reduced facility hours, turnover among staff, and cancelled classes.

Both revenues and expenditures varied from the 2020 final amended budget in the Capital Projects Fund. Engineering progress for the New Ballwin Road project lagged behind schedule, reducing expenses. The Ferris Park project was just 45% complete at year end, deferring grant revenue and expense into 2021.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets. At December 31, 2020, the City's net capital assets totaled \$64,402,001. These assets include land and improvements, right-of-way, historical treasures, construction in progress, infrastructure, buildings and improvements, furniture and fixtures, intangible assets, machinery and equipment, and vehicles.

CITY OF BALLWIN, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2020

	December 31	
	2020	2019
Land and improvements	\$ 6,007,768	\$ 6,007,768
Buildings and improvements	31,180,068	31,055,898
Historical treasures	247,573	247,573
Furniture and fixtures	305,560	318,209
Machinery and equipment	3,530,201	3,558,607
Land improvements	2,764,815	2,555,094
Vehicles	3,855,996	3,651,265
Intangible assets	568,570	568,570
Infrastructure	103,245,018	102,024,592
Right-of-way	14,241,810	14,191,930
Construction in progress	521,449	155,806
	166,468,828	164,335,312
Less - Accumulated depreciation	102,066,827	98,648,423
Total Capital Assets	\$ 64,402,001	\$ 65,686,889

The City had capital asset disposals of \$370,109, which consisted of public works, police, and parks vehicles as well as parks and public works equipment. Accumulated depreciation on these assets totaled \$251,186, leaving net capital asset disposals at \$118,923.

Capital assets added in 2020 totaled \$2,503,625. Infrastructure and right of way improvements of \$1,270,306 include \$200,047 of donated streets, sidewalks, and right-of-ways. A two ton truck was replaced at a cost of \$162,378 and a skid steer with attachments was acquired for \$87,732. A golf tractor and maintenance van were replaced at a combined cost of \$51,294. In Vllasis Park a parking lot was expanded at a cost of \$209,721 and a comfort station added for \$89,173. \$34,996 was spent for a storage facility for golf course equipment. Four police vehicles totaled \$125,000. Depreciation totaling \$3,669,590 resulted in net capital assets decreasing by \$1,284,888.

Additional information for capital assets can be found at Note C in the notes to the financial statements.

Long-term Debt. At December 31, 2020, the City had outstanding long-term debt obligations in the amount of \$6,556,581. This debt includes \$5,910,000 in tax increment bonds. These bonds are payable solely from payments in lieu of taxes, transportation development district revenues and economic activity tax revenues generated within the redevelopment area and do not constitute a general obligation or indebtedness of the City. Compensated absences liability totaled \$646,581.

**CITY OF BALLWIN, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2020**

The City's long-term debt is detailed below:

	December 31	
	2020	2019
TIF bonds - 2002 issue	\$ 5,910,000	\$ 6,840,000
Compensated absences	646,581	614,865
Total Long-term Debt	\$ 6,556,581	\$ 7,454,865

Additional information can be found on Note F in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

- At the time of budget preparation, there was still a fair amount of uncertainty in terms of how quickly the economy would recover from the effects of the COVID-19 virus pandemic.
- The City's 2021 annual budget projects total expenditures of \$23,735,433, including capital expenditures of \$2,358,225.
- General sales taxes are projected to grow by 3% compared with the prior year amended budget as people gradually resume shopping habits. Changes to the sales tax base include the loss of a restaurant, caterer, florist, auto parts store, gift shop, and eye care office. Added were a restaurant/store and a fitness facility.
- Recreation revenues are expected to increase by 47% over the prior year with summer camp and outdoor pool revenues resembling a typical year but programming and community center memberships continuing to lag.
- Total expenditures for street maintenance/repair work in the 2021 budget are \$1,201,608, of which \$1,017,630 is to be performed contractually.
- Major vehicle acquisitions consist of three police patrol vehicles, a truck for inspections and a wheel loader for public works totaling \$323,400.
- The City's capital improvement plan for 2021-2025 projects investments in infrastructure improvements and facilities of \$11.5 million. The City has a funding plan to provide resources on a pay-as-you-go basis for most infrastructure.
- Design work for a new building for the Police Department had been postponed in the prior year, but is proceeding in 2021 at a budgeted cost of \$900,000. Construction is anticipated to begin in 2022 and be completed in 2023. Public safety funds have been set aside for this purpose, and may be supplemented with financing.

**CITY OF BALLWIN, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2020**

- Completion of the second phase of redevelopment of Ferris Park is budgeted to cost \$186,500 and will be offset in part by a Municipal Parks Commission grant.
- The construction phase of a federally funded road replacement project will occur in 2021 at a budgeted cost of \$231,208.
- Additional projects in the 2021 budget include the commission of a master plan for Vlasis Park at a cost of \$50,000 and design work for enhancements to Holloway Park budgeted at \$15,000.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Officer, #1 Government Ctr, Ballwin, MO 63011.

CITY OF BALLWIN, MISSOURI
STATEMENT OF NET POSITION
DECEMBER 31, 2020

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 4,679,427
Certificates of deposit	2,982,351
Investments	5,293,315
Prepaid items	477,952
Receivables:	
Taxes	3,175,748
Court	47,892
Grants	1,284,497
Other	49,876
Inventories	309,242
Restricted assets:	
Cash and cash equivalents	1,500,410
Capital assets:	
Land and other nondepreciable assets	21,018,600
Other capital assets, net of accumulated depreciation	43,383,401
Total Assets	84,202,711
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amounts related to pensions	2,279,155
Deferred amounts related to OPEB	14,529
Total Deferred Outflows of Resources	2,293,684
LIABILITIES	
Accounts payable	437,416
Accrued wages and benefits	295,136
Accrued liabilities	333,437
Deposits	30,217
Accrued interest	89,352
Noncurrent liabilities:	
Due within one year	3,400,000
Due in more than one year	3,156,581
Due in more than one year - net pension liability	3,101,003
Due in more than one year - net OPEB liability	986,910
Total Liabilities	11,830,052
DEFERRED INFLOWS OF RESOURCES	
Deferred amounts related to pensions	344,792
Deferred amounts related to OPEB	68,438
Total Deferred Inflows of Resources	413,230
NET POSITION	
Net investment in capital assets	64,402,001
Restricted for:	
Debt service	891,888
Sewer lateral	735,891
Police	198,026
Capital projects	281,060
Public safety	2,295,538
Other	63,750
Unrestricted	5,384,959
Total Net Position	\$ 74,253,113

CITY OF BALLWIN, MISSOURI
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2020

FUNCTIONS/PROGRAMS	Program Revenues				Net Revenues (Expenses) And Changes In Net Position
	Expenses	Charges For Services	Operating Grants And Contributions	Capital Grants And Contributions	Governmental Activities
Governmental Activities					
General government	\$ 3,322,885	\$ 1,561,709	\$ -	\$ -	\$ (1,761,176)
Public works	5,580,492	4,500	1,862,807	243,045	(3,470,140)
Police and court	6,172,040	685,618	2,119,824	-	(3,366,598)
Parks and recreation	4,855,194	1,899,408	14,120	236,250	(2,705,416)
Interest on long-term debt	387,649	-	-	-	(387,649)
Total Governmental Activities	\$ 20,318,260	\$ 4,151,235	\$ 3,996,751	\$ 479,295	(11,690,979)
General Revenues					
Taxes:					
General sales and use					10,006,656
Franchise					461,649
Cigarette					62,475
Utility gross receipts					3,069,569
Property					587,241
Investment income					159,082
Miscellaneous					106,496
Total General Revenues					14,453,168
CHANGE IN NET POSITION					2,762,189
NET POSITION, JANUARY 1					71,490,924
NET POSITION, DECEMBER 31					\$ 74,253,113

See notes to financial statements

CITY OF BALLWIN, MISSOURI
BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2020

	General	Special Allocation	Capital Projects	Town Center Debt Service	Other Governmental Funds	Total Governmental Funds
ASSETS						
Cash and cash equivalents	\$ 4,077,877	\$ -	\$ 601,550	\$ -	\$ -	\$ 4,679,427
Certificates of deposit	2,982,351	-	-	-	-	2,982,351
Investments	5,293,315	-	-	-	-	5,293,315
Prepaid items	477,952	-	-	-	-	477,952
Receivables:						
Taxes	2,402,668	574,339	120,987	-	77,754	3,175,748
Court	47,892	-	-	-	-	47,892
Grants	1,048,247	-	236,250	-	-	1,284,497
Other	44,737	-	5,139	-	-	49,876
Inventories	309,242	-	-	-	-	309,242
Restricted assets:						
Cash and cash equivalents	393,895	68,958	-	209,627	827,930	1,500,410
Due from other funds	-	53,705	-	362,810	-	416,515
	<u>\$ 17,078,176</u>	<u>\$ 697,002</u>	<u>\$ 963,926</u>	<u>\$ 572,437</u>	<u>\$ 905,684</u>	<u>\$ 20,217,225</u>
LIABILITIES						
Accounts payable	\$ 276,009	\$ 7,465	\$ 153,942	\$ -	\$ -	\$ 437,416
Accrued wages and benefits	295,136	-	-	-	-	295,136
Accrued liabilities	333,437	-	-	-	-	333,437
Due to other funds	21,925	370,086	24,504	-	-	416,515
Deposits	30,217	-	-	-	-	30,217
Total Liabilities	<u>956,724</u>	<u>377,551</u>	<u>178,446</u>	<u>-</u>	<u>-</u>	<u>1,512,721</u>
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenues:						
Court	47,892	-	-	-	-	47,892
Property taxes	-	319,451	-	-	-	319,451
Total Deferred Inflows Of Resources	<u>47,892</u>	<u>319,451</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>367,343</u>
FUND BALANCES						
Nonspendable:						
Prepaid items	477,952	-	-	-	-	477,952
Inventories	309,242	-	-	-	-	309,242
Restricted for:						
Capital projects	-	-	281,060	-	-	281,060
Debt service	-	-	-	572,437	-	572,437
Sewer lateral	-	-	-	-	735,891	735,891
Police	28,233	-	-	-	169,793	198,026
Community programs	39,955	-	-	-	-	39,955
Special projects	23,795	-	-	-	-	23,795
Public safety	1,791,118	-	504,420	-	-	2,295,538
Committed for:						
Capital projects	2,780,158	-	-	-	-	2,780,158
Assigned for:						
Subsequent year's budget - appropriation of fund balance	500,387	-	-	-	-	500,387
Unassigned:						
General Fund	10,122,720	-	-	-	-	10,122,720
Total Fund Balances	<u>16,073,560</u>	<u>-</u>	<u>785,480</u>	<u>572,437</u>	<u>905,684</u>	<u>18,337,161</u>
Total Liabilities, Deferred Inflows Of Resources, And Fund Balances	<u>\$ 17,078,176</u>	<u>\$ 697,002</u>	<u>\$ 963,926</u>	<u>\$ 572,437</u>	<u>\$ 905,684</u>	<u>\$ 20,217,225</u>

CITY OF BALLWIN, MISSOURI
RECONCILIATION OF THE BALANCE SHEET OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2020

Total Fund Balances - Governmental Funds	\$ 18,337,161
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds. The cost of the assets is \$166,468,828 and the accumulated depreciation is \$102,066,827.	64,402,001
Certain items are not financial resources and, therefore, are not reported in the governmental funds. These items consist of:	
Net pension liability	(3,101,003)
Deferred outflows related to pensions	2,279,155
Deferred inflows related to pensions	(344,792)
Net OPEB liability	(986,910)
Deferred outflows related to OPEB	14,529
Deferred inflows related to OPEB	(68,438)
Municipal court receivables are assessed by the City, but are not collected as of December 31, 2020 and unavailable within the governmental funds financial statements. However, revenue for this amount is recognized in the government-wide financial statements.	47,892
TIF Payments in Lieu of Taxes (PILOTs), property taxes assessed in 2020, but not collected by the City as of December 31, 2020, are unavailable within the governmental funds financial statements. However, revenue for this amount is recognized in the government-wide financial statements.	319,451
Certain long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. Long-term liabilities at year-end consist of :	
Compensated absences	(646,581)
Tax increment bonds	(5,910,000)
Accrued interest payable	(89,352)
	(6,645,933)
Total Net Position Of Governmental Activities	\$ 74,253,113

See notes to financial statements

CITY OF BALLWIN, MISSOURI
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2020

	General	Special Allocation	Capital Projects	Town Center Debt Service	Other Governmental Funds	Total Governmental Funds
REVENUES						
Taxes	\$ 10,567,598	\$ 1,243,382	\$ 707,995	\$ -	\$ 268,660	\$ 12,787,635
Licenses and permits	1,754,997	-	-	-	-	1,754,997
Public utility licenses	3,051,272	18,297	-	-	-	3,069,569
Court fines	297,689	-	-	-	-	297,689
False alarm fines	5,000	-	-	-	-	5,000
Police and communications	351,115	-	-	-	2,842	353,957
Community programs	1,899,408	-	-	-	-	1,899,408
Investment income	156,486	426	-	1,320	849	159,081
Donations	14,120	-	-	-	-	14,120
Grants and entitlements	2,119,824	-	279,248	-	-	2,399,072
Miscellaneous	100,698	-	-	-	8,250	108,948
Total Revenues	<u>20,318,207</u>	<u>1,262,105</u>	<u>987,243</u>	<u>1,320</u>	<u>280,601</u>	<u>22,849,476</u>
EXPENDITURES						
Current:						
Administration	2,940,073	14,218	-	2,523	135,633	3,092,447
Public works	3,038,183	-	-	-	-	3,038,183
Police	5,886,120	-	-	-	53,403	5,939,523
Parks and recreation	3,786,731	-	103,056	-	-	3,889,787
Capital outlay	1,815,067	-	488,511	-	-	2,303,578
Debt service:						
Principal	-	-	-	930,000	-	930,000
Interest	-	-	-	413,387	-	413,387
Total Expenditures	<u>17,466,174</u>	<u>14,218</u>	<u>591,567</u>	<u>1,345,910</u>	<u>189,036</u>	<u>19,606,905</u>
REVENUES OVER (UNDER) EXPENDITURES	2,852,033	1,247,887	395,676	(1,344,590)	91,565	3,242,571
OTHER FINANCING SOURCES (USES)						
Transfers in	-	104,154	-	1,352,041	-	1,456,195
Transfers out	(47,715)	(1,352,041)	(56,439)	-	-	(1,456,195)
Insurance recoveries	13,748	-	-	-	-	13,748
Sale of capital assets	32,751	-	-	-	-	32,751
Total Other Financing Sources (Uses)	<u>(1,216)</u>	<u>(1,247,887)</u>	<u>(56,439)</u>	<u>1,352,041</u>	<u>-</u>	<u>46,499</u>
NET CHANGE IN FUND BALANCES	2,850,817	-	339,237	7,451	91,565	3,289,070
FUND BALANCES, JANUARY 1	13,222,743	-	446,243	564,986	814,119	15,048,091
FUND BALANCES, DECEMBER 31	<u>\$ 16,073,560</u>	<u>\$ -</u>	<u>\$ 785,480</u>	<u>\$ 572,437</u>	<u>\$ 905,684</u>	<u>\$ 18,337,161</u>

See notes to financial statements

CITY OF BALLWIN, 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, 2020

Net Change In Fund Balances - Governmental Funds \$ 3,289,070

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

Capital outlays are reported in the governmental funds as expenditures. However, in the statement of activities, the cost of those assets are allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation (\$3,669,590) exceeded capital outlays over the capitalization threshold (\$2,303,578) in the current period. (1,366,012)

The net effect of various transactions involving capital assets:

Cost of disposals, net of accumulated depreciation	(118,923)	
Contributed capital assets	<u>200,047</u>	81,124

Revenues in the statement of activities that do not provide current financial resources are not reported in the governmental funds financial statements. 17,176

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of the differences in the treatment of long-term debt and related items is as follows:

Repayments during the current year:

Principal payments on bonds	930,000
-----------------------------	---------

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds:

Accrued compensated absences	(31,716)	
Accrued interest on debt	5,891	
OPEB expense	(23,241)	
Pension expense	<u>(140,103)</u>	<u>(189,169)</u>

Change In Net Position Of Governmental Activities \$ 2,762,189

See notes to financial statements

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Ballwin, Missouri (the City) was incorporated December 29, 1950. The City operates as a fourth-class city under the Missouri state statutes. It has a mayor/aldermanic/city administrator form of government and provides the following services: legislative, general services, finance and accounting, community development, public works, police and court, and parks and recreation.

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

1. Reporting Entity

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

2. Government-wide and Fund Financial Statements

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

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

Major individual governmental funds are reported as separate columns in the fund financial statements. All other governmental funds are reported in one column labeled "Other Governmental Funds". The total fund balances for all governmental funds is reconciled to total net position for governmental activities as shown on the statement of net position. The net change in fund balance for all governmental funds is reconciled to the total change in net position as shown on the statement of activities in the government-wide financial statements.

3. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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

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

The City reports the following major governmental funds:

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

Special Allocation Fund -- This fund was established to account for a portion of the revenues derived from the tax increment financing activities. The Old Towne TIF Fund and the Ballwin Towne Center TDD Fund are sub-funds of the Special Allocation Fund.

Capital Projects Fund -- This fund is used to account for the acquisition or construction of major capital facilities.

Town Center Debt Service Fund -- This fund is used to account for the debt service activity for the tax increment bonds.

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

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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

4. Cash and Cash Equivalents and Investments

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

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

5. Restricted Assets

Certain resources set aside for escrow amounts and for the repayment of debt are classified as restricted assets on the balance sheet because their use is limited by liability or by applicable debt covenants.

6. Capital Assets

Capital assets include land and land improvements, buildings and building improvements, infrastructure (e.g. roads, bridges, sidewalks, and similar items), furniture and fixtures, vehicles, machinery and equipment, intangible assets, construction in progress, historical treasures and right-of-way. Capital assets are defined by the City as assets with an initial cost of more than \$7,500 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life is not capitalized.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

6. Capital Assets (Continued)

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

Asset	Years
Buildings	15 - 50
Building improvements	5 - 50
Furniture and fixtures	5 - 20
Infrastructure	20 - 50
Intangible assets	5 - 25
Land improvements	5 - 30
Machinery and equipment	3 - 30
Vehicles	2 - 10

7. Compensated Absences

Vacations accrue to employees based on weeks of continuous service. Upon leaving the employment of the City, an employee is entitled to payment for accrued vacation. A liability for unused vacation compensation has been recorded as long-term debt as it is expected to be paid from future resources. Sick leave is based upon continuous weeks of service and is only available to provide compensation during periods of illness.

8. Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance cost, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

9. Fund Balance Policies

Fund equity in the governmental fund financial statements is classified as fund balance. Generally, fund balance represents the difference between assets, liabilities and deferred inflows of resources. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Fund balances are classified as follows:

Nonspendable -- Fund balances are reported as nonspendable when amounts cannot be spent because they are either: 1) not in spendable form or 2) legally or contractually required to be maintained intact. The City's nonspendable fund balance consists of prepaid and inventory items.

Restricted -- Fund balances are reported as restricted when there are limitations imposed on their use either through external parties such as grantors, creditors, constitutional provisions, or enabling legislation.

Committed -- Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action (ordinance) of the Board of Aldermen. Only the Board may modify or rescind the commitment.

Assigned -- Fund balances are reported as assigned when amounts are constrained by the Board's intent to be used for specific purposes, but are neither restricted nor committed. Per the City's fund balance policy, intent is expressed by the governing body, a body (budget or finance committee), or an official that has been given the authority to assign funds (City Administrator or Finance Officer).

Unassigned -- Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the other fund balance type's criterion. The City reports positive unassigned fund balance in the General Fund only. Negative unassigned fund balances may be reported in all governmental funds.

When an expenditure is incurred in governmental funds which may be paid using either restricted or unrestricted resources, the City's policy is to pay the expenditure from the restricted fund balance first, followed by committed, assigned, and then unassigned fund balances.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

9. Fund Balance Policies (Continued)

Minimum Unassigned Fund Balance

The City recognizes that the maintenance of a fund balance is essential to provide for unforeseen expenses or emergencies and to provide working capital in the beginning of a fiscal year until sufficient revenues are available to fund operations. The maintenance of an appropriate level of fund balance is necessary to make designated purchases and cover operational expenditures, as well as to demonstrate the financial stability necessary to preserve or enhance its bond rating.

The unassigned fund balance in the General Fund will be maintained at a level sufficient to provide the resources required to meet operating cost needs, to allow for unforeseen emergencies, and to permit orderly adjustment to changes resulting from fluctuations in revenues. The City's policy is to maintain a minimum unassigned fund balance no less than 25% of total operating expenditures at the end of each annual fiscal period.

The annual proposed budget will include a projection of the year-end unassigned fund balance for the current year as well as the projected budget year.

If, for any reason, the unassigned General Fund balance should fall below the minimum balance, the City will develop a plan to replenish the unassigned fund balance to the established minimum level within two (2) years.

10. Net Position

In the government-wide financial statements, equity is classified as net position and displayed in three components. Net investment in capital assets, consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those net position. Net position is reported as restricted when there are constraints imposed on their use either through enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, contributors, or laws or regulations of other governments. All other net position that do not meet the definition of restricted or net investment in capital assets, are reported as unrestricted.

11. Interfund Transactions

In the fund financial statements, the City has the following types of transactions among funds:

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

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

11. Interfund Transactions (Continued)

Due To/From Other Funds -- Current portions of long-term interfund loans receivable/payable are considered “available spendable resources” and are reported as assets and liabilities of the appropriate funds.

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

12. Prepaid Items and Inventories

Payments made to vendors for services that will benefit periods beyond the fiscal year-end are recorded as prepaid items. Inventories of consumable supplies are recorded at cost (determined on a first-in, first-out basis) and the expense is recognized when inventories are consumed in operations.

13. Deferred Outflows/Inflows of Resources

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

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

14. Use of Estimates

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

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

15. Pensions

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

NOTE B - CASH AND INVESTMENTS

1. Deposits

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

As of December 31, 2020, the City's bank balances were entirely secured or collateralized with securities held by the City or by its agent in the City's name.

2. Investments

As of December 31, 2020, the City had the following investments:

<u>Security</u>	<u>Fair Value</u>	<u>Maturities</u>			<u>Credit Risk</u>
		<u>Less Than One Year</u>	<u>1 - 5 Years</u>	<u>6 - 10 Years</u>	
Certificates of deposit	\$ 2,982,351	\$ 1,015,426	\$ 1,966,925	\$ -	N/A
Money market funds	212,602	212,602	-	-	Not rated
Government securities:					
Federal Home Loan Mortgage Corporation	245,608	-	245,608	-	AAA
Federal Farm Credit Bureau	500,991	-	500,991	-	AAA
Federal Home Loan Bank	744,861	244,904	499,957	-	AAA
U.S. Treasury Strips	3,801,855	1,303,228	2,498,627	-	AAA
Total Investments	<u>\$ 8,488,268</u>	<u>\$ 2,776,160</u>	<u>\$ 5,712,108</u>	<u>\$ -</u>	

NOTE B - CASH AND INVESTMENTS (Continued)

Investment Policies

The City’s formal investment policies are as follows:

Credit Risk

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

Interest Rate Risk

The risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. The City minimizes interest rate risk by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity and investing primarily in shorter term securities.

Concentration of Credit Risk

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

Concentration of credit risk is required to be disclosed by the City for investments in any one issuer that represent 5% or more of total investments (investments issued by or explicitly guaranteed by the United States Government, investments in mutual funds, investments in external investment pools, and investments in other pooled investments are exempt). At December 31, 2020, the City had the following investment concentrations:

Investments	Fair Value	Percent Of Total Investments
U.S. Treasury Strips	\$ 3,801,855	44.79 %
Federal Home Loan Bank	744,861	8.78
Federal Farm Credit Bureau	500,991	5.90

NOTE B - CASH AND INVESTMENTS (Continued)

3. Fair Value Measurements

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

Investments classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Investments classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

The City has the following recurring fair value level measurements as of December 31, 2020:

	<u>Total</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Investments by fair value level:				
Government securities:				
Federal Home Loan Mortgage Corporation	\$ 245,608	\$ -	\$ 245,608	\$ -
Federal Farm Credit Bureau	500,991	-	500,991	-
Federal Home Loan Bank	744,861	-	744,861	-
U.S. Treasury Strips	<u>3,801,855</u>	<u>-</u>	<u>3,801,855</u>	<u>-</u>
Total Investments By Fair Value Level	<u>\$ 5,293,315</u>	<u>\$ -</u>	<u>\$ 5,293,315</u>	<u>\$ -</u>
Investments not subject to fair value level classification:				
Certificates of deposit	\$ 2,982,351			
Money market funds	<u>212,602</u>			
Total Investments	<u>\$ 8,488,268</u>			

CITY OF BALLWIN, MISSOURI
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE C - CAPITAL ASSETS

Capital asset activity was as follows:

	For The Year Ended December 31, 2020			
	January 1, 2020	Increases	Decreases	December 31, 2020
Capital assets not being depreciated:				
Land	\$ 5,722,382	\$ -	\$ -	\$ 5,722,382
Land improvements	285,386	-	-	285,386
Historical treasures	247,573	-	-	247,573
Right-of-way	14,191,930	49,880	-	14,241,810
Construction in progress	155,806	857,807	492,164	521,449
Total Capital Assets Not Being Depreciated	20,603,077	907,687	492,164	21,018,600
Capital assets being depreciated:				
Buildings	24,899,323	124,170	-	25,023,493
Building improvements	6,156,575	-	-	6,156,575
Furniture and fixtures	318,209	-	12,649	305,560
Infrastructure	102,024,592	1,220,426	-	103,245,018
Intangible assets	568,570	-	-	568,570
Land improvements	2,555,094	209,721	-	2,764,815
Machinery and equipment	3,558,607	176,578	204,984	3,530,201
Vehicles	3,651,265	357,207	152,476	3,855,996
Total Capital Assets Being Depreciated	143,732,235	2,088,102	370,109	145,450,228
Less - Accumulated depreciation for:				
Buildings	13,427,596	641,378	-	14,068,974
Building improvements	1,488,677	299,196	-	1,787,873
Furniture and fixtures	140,982	12,289	12,649	140,622
Infrastructure	77,766,038	2,137,629	-	79,903,667
Intangible assets	250,407	18,597	-	269,004
Land improvements	1,488,681	130,735	-	1,619,416
Machinery and equipment	2,353,792	147,659	145,365	2,356,086
Vehicles	1,732,250	282,107	93,172	1,921,185
Total Accumulated Depreciation	98,648,423	3,669,590	251,186	102,066,827
Total Capital Assets Being Depreciated, Net	45,083,812	(1,581,488)	118,923	43,383,401
Total Capital Assets, Net	\$ 65,686,889	\$ (673,801)	\$ 611,087	\$ 64,402,001

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

Administration	\$ 164,011
Public works	2,463,506
Police	82,893
Parks and recreation	959,180
Total	\$ 3,669,590

CITY OF BALLWIN, MISSOURI
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE C - CAPITAL ASSETS (Continued)

In 2019, the City completed construction of a new government center building. The old building remains under ownership of the City and is currently vacant. The City currently plans to hold the property until the City reaches a decision on its future plans for the building. The net book value of the property is \$843,976 as of December 31, 2020. The net book value exceeds the appraised value as determined by a State Certified Real Estate Appraiser on August 16, 2019; therefore management believes no impairment adjustment is necessary.

NOTE D - INTERFUND BALANCES

The due to and due from other funds consist of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>December 31, 2020</u>
Special Allocation	General	\$ 21,925
Special Allocation	Capital Projects	24,504
Town Center Debt Service	Special Allocation	370,086
Total		\$ 416,515

All of these interfund balances are due to timing differences. All interfund balances are expected to be repaid during the next fiscal year.

NOTE E - INTERFUND TRANSACTIONS

Individual interfund transactions are as follows:

	<u>Transfers Out</u>			<u>Total</u>
	<u>General</u>	<u>Special Allocation</u>	<u>Capital Projects</u>	
Transfers in:				
Special Allocation	\$ 47,715	\$ -	\$ 56,439	\$ 104,154
Town Center Debt Service	-	1,352,041	-	1,352,041
Total	\$ 47,715	\$ 1,352,041	\$ 56,439	\$1,456,195

Interfund transfers may be used to: 1) move revenues from the fund that ordinance or budget requires to collect them to the fund that ordinance or budget requires to expend them and 2) use unrestricted revenues collected to finance expenditures in other funds in accordance with budgetary authorization.

CITY OF BALLWIN, MISSOURI
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE F - LONG-TERM DEBT

A summary of changes are as follows:

	For the Year Ended December 31, 2020			Balance December 31, 2020	Amounts Due Within One Year
	Balance January 1, 2020	Increases	Decreases		
Tax increment bonds	\$ 6,840,000	\$ -	\$ 930,000	\$ 5,910,000	\$3,185,000
Compensated absences	614,865	246,716	215,000	646,581	215,000
Total	<u>\$ 7,454,865</u>	<u>\$ 246,716</u>	<u>\$ 1,145,000</u>	<u>\$ 6,556,581</u>	<u>\$ 3,400,000</u>

The tax increment bonds are liquidated by the Town Center Debt Service Fund. The compensated absences are generally liquidated by the General Fund.

Tax Increment Bonds

The Series 2002A (\$16,650,000) and 2002B (\$3,450,000) tax increment refunding and improvement revenue bonds were issued for the purpose of financing the costs in connection with the Ballwin Town Center Redevelopment Project. The bonds are special, limited obligations of the City, payable solely from payments in lieu of taxes, transportation development district revenues, and economic activity tax revenues generated within the redevelopment area and certain moneys on deposit under the indenture. The City and Transportation Development District have agreed to request an annual appropriation of economic activity tax revenue and transportation development district revenues, respectively, but the City and the Transportation Development District are not legally obligated to make any such appropriations. In addition, the City has agreed to request an annual appropriation of the lesser of 35% of its portion of economic activity tax revenues or \$250,000 for repayment of the bonds, but the City is not legally obligated to make any such appropriation. The bonds do not constitute a general obligation or indebtedness of the City.

The Series 2002A term bonds are due October 1, 2022. Interest is payable at 6.5%. The Series 2002B term bonds are due October 1, 2022. Interest is payable at 5.125%.

There were not enough TIF revenues collected to pay the principal and interest payment on the TIF bonds this year. The debt service reserve fund was depleted in 2019. A pro-rata payment of \$930,000 was made towards principal. \$1,325,000 of the 2020 scheduled maturities remain outstanding and has been added to the 2021 debt maturities.

NOTE F - LONG-TERM DEBT (Continued)

Future long-term debt maturities are as follows:

For The Years Ending December 31	Tax Increment Bonds	
	Principal	Interest
2021	\$ 3,185,000	\$ 357,406
2022	2,725,000	166,331
Total	\$ 5,910,000	\$ 523,737

NOTE G - 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 supplemental information. This report may be obtained by accessing the LAGERS website at www.molagers.org.

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.

	<u>2020 Valuation</u>
Benefit multiplier	1.75% for life
Final average salary	3 years
Member contributions	4%

NOTE G - PENSION PLAN (Continued)

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:

	<u>General</u>	<u>Police</u>
Inactive employees or beneficiaries currently receiving benefits	58	6
Inactive employees entitled to but not yet receiving benefits	38	15
Active employees	<u>88</u>	<u>42</u>
Total	<u>184</u>	<u>63</u>

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 contribute 4% of their gross pay to the pension plan. The City contribution rates are 7.7% (General) and 12.1% (Police) of annual covered payroll.

Net Pension Liability (Asset)

The City's net pension liability (asset) was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of February 29, 2020.

Actuarial Assumptions

The total pension liability in the February 29, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.25% wage inflation; 2.50% price inflation
Salary increase	3.25% to 6.55% including wage inflation
Investment rate of return	7.25%, net of investment expenses

The healthy retiree mortality tables for post-retirement mortality, were the RP-2014 Healthy Annuitant mortality table for males and females. The disabled retiree mortality tables, for post-retirement mortality were the RP-2014 disabled mortality table for males and females. The pre-retirement mortality tables used were the RP-2014 employees mortality tables for males and females.

NOTE G - PENSION PLAN (Continued)

Both the post-retirement and pre-retirement tables were adjusted for mortality improvement back to the observation period base year of 2006. The base year for males was then established to be 2017. Mortality rates for a particular calendar year are determined by applying the MP-2015 mortality improvement scale to the above described tables.

The actuarial assumptions used in the February 29, 2020 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:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-term Expected Real Rate Of Return</u>
Alpha	15.00%	3.67%
Equity	35.00%	4.78%
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 7.25%. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

CITY OF BALLWIN, MISSOURI
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE G - PENSION PLAN (Continued)

Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension	Plan Fiduciary	Net Pension
	Liability	Net Position	Liability
	(a)	(b)	(a) - (b)
Balances at June 30, 2019	<u>\$ 27,388,523</u>	<u>\$ 25,477,860</u>	<u>\$ 1,910,663</u>
Changes for the year			
Service cost	769,149	-	769,149
Interest	1,982,970	-	1,982,970
Difference between expected and actual experience	(145,907)	-	(145,907)
Contributions - employer	-	694,598	(694,598)
Contributions - employee	-	305,831	(305,831)
Net investment income	-	345,635	(345,635)
Benefit payments, including refunds	(844,916)	(844,916)	-
Administrative expense	-	(30,662)	30,662
Other changes	-	100,470	(100,470)
Net Changes	<u>1,761,296</u>	<u>570,956</u>	<u>1,190,340</u>
Balances at June 30, 2020	<u>\$ 29,149,819</u>	<u>\$ 26,048,816</u>	<u>\$ 3,101,003</u>

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liability (asset) of the City, calculated using the discount rate of 7.25%, as well as what the City's net pension liability (asset) would be using a discount rate that is 1% point lower (6.25%) or 1% point higher (8.25%) than the current rate.

	Current Single		
	1% Decrease	Discount Rate Assumption	1% Increase
Net pension liability (asset)	\$7,489,903	3,101,003	(533,278)

CITY OF BALLWIN, MISSOURI
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE G - PENSION PLAN (Continued)

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

For the year ended December 31, 2020, the City recognized pension expense of \$858,895. The City reported deferred outflows and inflows of resources are related to pensions from the following sources:

	Outflows	Inflows	Net Outflows
Differences in experience	\$ 1,076,581	\$ (344,792)	\$ 731,789
Difference in assumptions	168,220	-	168,220
Excess (deficit) investment returns	675,261	-	675,261
Contributions subsequent to the measurement date*	359,093	-	359,093
Total	<u>\$ 2,279,155</u>	<u>\$ (344,792)</u>	<u>\$ 1,934,363</u>

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

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

For the Years Ending June 30,	Net Outflows of Resources
2021	\$ 131,047
2022	279,041
2023	501,401
2024	444,836
2025	113,024
Thereafter	105,921
Total	<u>\$ 1,575,270</u>

NOTE H - DEFERRED COMPENSATION PLAN

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all City employees, permits them to defer a portion of their salary until future years. Participation in the plan is optional. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

The plan complies with Section 457 of the Internal Revenue Code, whereby, trust provisions are incorporated so that plan assets are held in trust for the exclusive benefit of participants and their beneficiaries. Accordingly, the assets and liabilities of the deferred compensation plan are not included in the accompanying financial statements.

NOTE I - RISK MANAGEMENT

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

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

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

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

NOTE J - RESTRICTED COMPONENTS OF NET POSITION

The government-wide statement of net position reports \$4,466,153 of restricted net position, of which \$3,574,265 is restricted by enabling legislation.

NOTE K - OTHER POST-EMPLOYMENT BENEFITS (OPEB) OTHER THAN PENSIONS

Plan Description

The City's OPEB plan (the Plan) provides OPEB for all full-time employees of the City. The Plan is a single-employer defined benefit OPEB plan administered by the City. The Plan, as established by City resolution, assigned the authority to establish and amend the benefit terms and financing requirements to the City. No assets are accumulated in a trust for the Plan. The Plan does not issue a stand-alone report. The OPEB liability is generally liquidated by the General Fund.

Benefits Provided

The Plan provides healthcare benefits to employees defined as retirees who have attained age 60 plus 15 years of service until attainment of Medicare eligibility age. The retirees are required to contribute the same percentage as active employees do toward medical and dental premiums. Retirees may purchase spouse and dependent coverage, but are required to pay the full premium for their spouses and dependents.

Employees Covered by Benefit Terms

At December 31, 2020, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	3
Active employees	<u>123</u>
Total	<u>126</u>

Total OPEB Liability

The City's total OPEB liability was measured as of December 31, 2020, and was determined by an actuarial valuation as of December 31, 2019.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement:

Inflation	2.50%
Salary increase	3.25% including inflation
Discount rate	1.93%
Healthcare cost trend rates	8.0% for 2020, decreasing to an ultimate rate of 4.5% for 2030 and later years

The discount rate was based on the 20 year bond GO index at the end of the fiscal year. The rate for the prior fiscal year was 3.26%.

NOTE K - OTHER POST-EMPLOYMENT BENEFITS (OPEB) OTHER THAN PENSIONS
(Continued)

Mortality assumptions were updated to the following:

Police: PubS.H-2010 Headcount Weighted Safety Mortality Tables for healthy participants, projected generationally with scale MP-2020; for disabled participants, PubS.H-2010 Headcount Weighted Safety Disability Mortality Tables, projected generationally with scale MP-2020.

General Employees: PubG.H-2010 Headcount Weighted General Mortality Tables for healthy participants, projected generationally with scale MP-2020; for disabled participants, PubNS.H-2010 Headcount Weighted Non-Safety Disability Mortality Tables, projected generationally with scale MP-2020.

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

Changes in the Total OPEB Liability

	Total OPEB Liability
Balances at December 31, 2019	\$ 1,007,460
Changes for the year	
Service cost	46,083
Interest	33,602
Difference between expected and actual experience	(6,196)
Changes in assumptions	(48,085)
Benefit payments	(45,954)
Net Changes	(20,550)
 Balances at December 31, 2020	 \$ 986,910

Changes of assumptions and other inputs reflect a change in the discount rate from 3.26% in 2019 to 1.93% in 2020, changing the disability assumption to be consistent with LAGERS and updating per capita cost assumptions.

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

The following presents the total OPEB liability of the City, calculated using the discount rate of 1.93%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1% point lower (.93%) or 1% point higher (2.93%) than the current discount rate:

	1% Decrease	Current Rate	1% Increase
Total OPEB liability	\$1,038,714	\$986,910	\$935,721

NOTE K - OTHER POST-EMPLOYMENT BENEFITS (OPEB) OTHER THAN PENSIONS
(Continued)

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

The following presents the total OPEB liability of the City, calculated using the healthcare cost trend rates of 8.0% decreasing to 4.5%, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% point lower (7.0% decreasing to 3.5%) or 1% point higher (9.0% decreasing to 5.5%) than the current healthcare cost trend rates:

	<u>1% Decrease</u>	<u>Current Rate</u>	<u>1% Increase</u>
Total OPEB liability	\$898,750	\$986,910	\$1,088,906

For the year ended December 31, 2020, the City recognized OPEB expense of \$69,195.

Deferred outflows and inflows of resources related to OPEB are from the following sources:

	<u>Inflows</u>	<u>Outflows</u>	<u>Net Inflows</u>
Differences in experience	\$ (10,862)	\$ -	\$ (10,862)
Assumption changes	<u>(57,576)</u>	<u>14,529</u>	<u>(43,047)</u>
Total	<u>\$ (68,438)</u>	<u>\$ 14,529</u>	<u>\$ (53,909)</u>

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

<u>For the Years Ending December 31</u>	<u>Net Inflows of Resources</u>
2021	\$ (10,490)
2022	(10,490)
2023	(10,490)
2024	(10,490)
2025	(7,814)
Thereafter	<u>(4,135)</u>
Total	<u>\$ (53,909)</u>

NOTE L - CONTINGENCIES AND COMMITMENTS

The City is subject to various litigation. Although the outcome of these lawsuits are not presently determinable, the City believes that the resolution of these matters will not have a material adverse effect on the financial condition of the City.

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

At December 31, 2020, the City had commitments in the amount of \$359,855 for construction of two roads and for redevelopment of a park. Some of these expenditures qualify for partial grant reimbursement.

NOTE M - FUTURE ACCOUNTING PRONOUNCEMENTS

GASB Statement No. 87, *Leases* is intended to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. The requirements of this Statement are effective for the City for reporting periods beginning after December 31, 2021. Earlier application is encouraged.

NOTE N – RISKS AND UNCERTAINTIES

In March 2020, the World Health Organization made the assessment that the outbreak of the novel coronavirus (COVID-19) can be characterized as a pandemic. As a result, uncertainties have arisen that may have a significant negative impact on the ongoing operating activities and future results of the City. The occurrence and extent of such an impact will depend on future developments, including (i) the duration and spread of the virus, (ii) government quarantine measures, (iii) voluntary and precautionary restrictions on travel or meetings, (iv) the effects of the financial markets, and (v) the effects on the economy overall, all of which remain uncertain.

REQUIRED SUPPLEMENTAL INFORMATION SECTION

CITY OF BALLWIN, MISSOURI
REQUIRED SUPPLEMENTAL INFORMATION - SCHEDULE OF
REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE -
BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

	Budgeted Amounts		Actual	Over (Under) Budget
	Original	Final		
REVENUES				
Taxes				
General sales tax	\$ 4,975,000	\$ 4,842,000	\$ 4,825,376	\$ (16,624)
Capital improvement sales tax	1,269,000	1,258,000	1,287,572	29,572
Parks sales tax	1,467,000	1,453,000	1,487,588	34,588
Public safety sales tax	1,105,000	1,034,000	1,041,780	7,780
Motor vehicle fees	1,219,000	1,175,000	1,191,329	16,329
County road tax	716,000	694,000	671,478	(22,522)
Cigarette	56,000	62,000	62,475	475
Total Taxes	<u>10,807,000</u>	<u>10,518,000</u>	<u>10,567,598</u>	<u>49,598</u>
Licenses and Permits				
Building and sign permits	158,700	149,700	175,361	25,661
Cable television franchise fees	451,250	455,250	461,649	6,399
Inspection and occupancy permits	97,525	110,450	117,845	7,395
Liquor licenses	18,000	18,000	18,080	80
Merchants and contractors licenses	707,000	747,000	751,267	4,267
Mechanical and electrical permits	113,070	119,070	126,104	7,034
Plumbing and excavation permits	76,200	90,700	104,691	13,991
Total Licenses And Permits	<u>1,621,745</u>	<u>1,690,170</u>	<u>1,754,997</u>	<u>64,827</u>
Public Utility Licenses				
Electric	1,514,200	1,474,000	1,446,906	(27,094)
Telephone	396,700	428,700	423,657	(5,043)
Gas	760,100	752,100	717,083	(35,017)
Water	366,200	456,200	463,626	7,426
Total Public Utility Licenses	<u>3,037,200</u>	<u>3,111,000</u>	<u>3,051,272</u>	<u>(59,728)</u>
Court Fines	<u>465,000</u>	<u>294,000</u>	<u>297,689</u>	<u>3,689</u>
False Alarm Fines	<u>6,800</u>	<u>6,800</u>	<u>5,000</u>	<u>(1,800)</u>
Police and Communications	<u>376,835</u>	<u>354,335</u>	<u>351,115</u>	<u>(3,220)</u>
Community Programs				
Pool:				
Concessions	135,000	44,044	44,044	-
Daily admissions	299,000	107,304	107,304	-

(Continued)

CITY OF BALLWIN, MISSOURI
REQUIRED SUPPLEMENTAL INFORMATION - SCHEDULE OF
REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE -
BUDGET AND ACTUAL - GENERAL FUND (Continued)
FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Over</u>
	<u>Original</u>	<u>Final</u>		<u>(Under)</u>
REVENUES (Continued)				
Community Programs (Continued)				
Pool (Continued):				
Season passes	171,100	80,299	76,055	(4,244)
Swim team	14,000	-	-	-
Rental fees	17,000	5,210	5,510	300
Miscellaneous	21,200	23,995	23,706	(289)
Total Pool	<u>657,300</u>	<u>260,852</u>	<u>256,619</u>	<u>(4,233)</u>
Community center:				
Concessions	13,000	9,200	6,280	(2,920)
Daily admissions	88,000	42,000	45,657	3,657
Punch cards	85,000	37,592	38,224	632
Season passes	991,000	625,986	606,221	(19,765)
Program fees	239,000	127,750	132,912	5,162
Summer camp fees	332,000	117,217	117,217	-
Rental fees	75,500	25,900	22,076	(3,824)
Identification fees	9,500	6,000	5,720	(280)
Miscellaneous	50	50	(37)	(87)
Total Community Center	<u>1,833,050</u>	<u>991,695</u>	<u>974,270</u>	<u>(17,425)</u>
Golf course:				
Green fees	457,000	442,210	494,254	52,044
Cart rental	135,200	116,800	125,903	9,103
Program fees	4,000	4,000	2,708	(1,292)
Season passes	1,050	1,050	185	(865)
Miscellaneous	1,900	1,900	1,920	20
Total Golf Course	<u>599,150</u>	<u>565,960</u>	<u>624,970</u>	<u>59,010</u>
Recreational complex and golf shop:				
Concessions and miscellaneous	79,300	45,300	38,968	(6,332)
Complex rental fees	35,000	6,500	3,621	(2,879)
Total Recreational Complex And Golf Shop	<u>114,300</u>	<u>51,800</u>	<u>42,589</u>	<u>(9,211)</u>
Ballwin Days	65,000	960	960	-
Total Community Programs	<u>3,268,800</u>	<u>1,871,267</u>	<u>1,899,408</u>	<u>28,141</u>

(Continued)

CITY OF BALLWIN, MISSOURI
REQUIRED SUPPLEMENTAL INFORMATION - SCHEDULE OF
REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE -
BUDGET AND ACTUAL - GENERAL FUND (Continued)
FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Over (Under) Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES (Continued)				
Investment Income	97,200	150,700	156,486	5,786
Donations	34,000	21,145	14,120	(7,025)
Grants and Entitlements	33,750	2,120,013	2,119,824	(189)
Miscellaneous				
Administration	52,348	83,648	81,584	(2,064)
Rental income	15,300	15,300	15,300	-
Miscellaneous	2,015	8,715	3,814	(4,901)
Total Miscellaneous	69,663	107,663	100,698	(6,965)
Total Revenues	19,817,993	20,245,093	20,318,207	73,114
EXPENDITURES				
Administration				
Planning and zoning	35,087	27,979	23,858	(4,121)
Inspections	558,074	540,279	536,692	(3,587)
Community services	770,677	759,909	757,137	(2,772)
Legal	562,525	406,796	372,608	(34,188)
Support services	283,221	275,436	265,348	(10,088)
Information services	405,724	358,694	349,212	(9,482)
Municipal Court	170,174	158,759	155,126	(3,633)
Finance	530,420	525,205	516,870	(8,335)
Total Administration	3,315,902	3,053,057	2,976,851	(76,206)
Public Works				
Engineering	21,136	14,900	13,976	(924)
Streets and sidewalks	3,001,514	2,668,280	2,542,630	(125,650)
Snow and ice control	315,200	306,781	158,747	(148,034)
Property services	731,396	696,010	779,620	83,610
Support services	940,745	844,466	801,592	(42,874)
Total Public Works	5,009,991	4,530,437	4,296,565	(233,872)

(Continued)

CITY OF BALLWIN, MISSOURI
REQUIRED SUPPLEMENTAL INFORMATION - SCHEDULE OF
REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE -
BUDGET AND ACTUAL - GENERAL FUND (Continued)
FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Over (Under) Budget</u>
	<u>Original</u>	<u>Final</u>		
EXPENDITURES (Continued)				
Police				
Management and auxiliary services	466,212	426,716	397,990	(28,726)
Field operations	4,545,440	4,236,232	4,130,807	(105,425)
Communications	1,011,575	921,314	887,495	(33,819)
Criminal investigations	724,542	633,900	609,370	(24,530)
Total Police	<u>6,747,769</u>	<u>6,218,162</u>	<u>6,025,662</u>	<u>(192,500)</u>
Parks and Recreation				
Parks	796,681	787,638	769,894	(17,744)
Golf operations	973,758	952,977	931,045	(21,932)
Pool	755,897	490,613	485,312	(5,301)
Community center	1,848,550	1,528,943	1,421,951	(106,992)
Building systems	581,523	565,777	550,487	(15,290)
Ballwin days	64,993	10,322	8,407	(1,915)
Total Parks And Recreation	<u>5,021,402</u>	<u>4,336,270</u>	<u>4,167,096</u>	<u>(169,174)</u>
Total Expenditures	<u>20,095,064</u>	<u>18,137,926</u>	<u>17,466,174</u>	<u>(671,752)</u>
REVENUES OVER (UNDER)				
EXPENDITURES	(277,071)	2,107,167	2,852,033	744,866
OTHER FINANCING SOURCES				
(USES)				
Transfers out	(399,505)	(47,715)	(47,715)	-
Insurance recoveries	1,000	1,000	13,748	12,748
Sale of capital assets	15,000	31,000	32,751	1,751
Total Other Financing Sources (Uses)	<u>(383,505)</u>	<u>(15,715)</u>	<u>(1,216)</u>	<u>14,499</u>
NET CHANGE IN FUND BALANCE	<u>\$ (660,576)</u>	<u>\$ 2,091,452</u>	2,850,817	<u>\$ 759,365</u>
FUND BALANCE, JANUARY 1			<u>13,222,743</u>	
FUND BALANCE, DECEMBER 31			<u>\$ 16,073,560</u>	

CITY OF BALLWIN, MISSOURI
REQUIRED SUPPLEMENTAL INFORMATION - SCHEDULE OF
REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL - SPECIAL ALLOCATION FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>Old Towne TIF Fund</u>			<u>Ballwin Town Center TDD Fund</u>			<u>Total Special Allocation Fund</u>			
	<u>Original And Final Budgeted Amounts</u>	<u>Actual</u>	<u>Over (Under) Budget</u>	<u>Original And Final Budgeted Amounts</u>		<u>Actual</u>	<u>Over (Under) Budget</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Over (Under) Budget</u>
				<u>Original</u>	<u>Final</u>					
REVENUES										
Taxes	\$ 1,073,000	\$ 1,150,369	\$ 77,369	\$ 92,000	\$ 85,000	\$ 93,013	\$ 8,013	\$ 1,158,000	\$ 1,243,382	\$ 85,382
Public utility licenses	23,000	18,297	(4,703)	-	-	-	-	23,000	18,297	(4,703)
Investment income	2,005	362	(1,643)	102	63	64	1	2,068	426	(1,642)
Total Revenues	<u>1,098,005</u>	<u>1,169,028</u>	<u>71,023</u>	<u>92,102</u>	<u>85,063</u>	<u>93,077</u>	<u>8,014</u>	<u>1,183,068</u>	<u>1,262,105</u>	<u>79,037</u>
EXPENDITURES										
Administration	4,500	2,250	(2,250)	10,000	10,000	11,968	1,968	14,500	14,218	(282)
REVENUES OVER EXPENDITURES	1,093,505	1,166,778	73,273	82,102	75,063	81,109	6,046	1,168,568	1,247,887	79,319
OTHER FINANCING SOURCES (USES)										
Transfers in	117,505	104,154	(13,351)	-	-	-	-	117,505	104,154	(13,351)
Transfers out	(1,211,010)	(1,270,932)	59,922	(82,102)	(75,063)	(81,109)	6,046	(1,286,073)	(1,352,041)	65,968
Total Other Financing Sources (Uses)	<u>(1,093,505)</u>	<u>(1,166,778)</u>	<u>73,273</u>	<u>(82,102)</u>	<u>(75,063)</u>	<u>(81,109)</u>	<u>6,046</u>	<u>(1,168,568)</u>	<u>(1,247,887)</u>	<u>79,319</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>
FUND BALANCE, JANUARY 1		<u>-</u>				<u>-</u>			<u>-</u>	
FUND BALANCE, DECEMBER 31		<u>\$ -</u>				<u>\$ -</u>			<u>\$ -</u>	

CITY OF BALLWIN, MISSOURI
REQUIRED SUPPLEMENTAL INFORMATION - NOTES TO
SCHEDULES OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2020

Budgetary Data

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

- a. Each year the City Administrator submits to the Board of Aldermen a proposed operating budget for the fiscal period. The operating budget includes proposed expenditures and the means of financing them for all funds except the Town Center Debt Service Fund.
- b. The budget is legally enacted by ordinance after public hearings are held to obtain taxpayer comments.
- c. Budgetary amounts are reported as originally adopted, or as amended by the Board of Aldermen.
- d. Budgets are adopted on a department basis consistent with accounting principles generally accepted in the United States of America, except that the other financing source and related capital outlay of capital leases and debt issues in the year the City enters into the agreement are not budgeted.

For the year ended December 31, 2020, expenditures for all funds were lower than the final budget.

CITY OF BALLWIN, MISSOURI
REQUIRED SUPPLEMENTAL INFORMATION - SCHEDULE OF CHANGES
IN NET PENSION LIABILITY (ASSET) AND RELATED RATIOS
FOR THE YEARS ENDED DECEMBER 31

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Total Pension Liability						
Service cost	\$ 769,149	\$ 769,658	\$ 520,554	\$ 515,169	\$ 513,865	\$ 533,533
Interest on the total pension liability	1,982,970	1,792,495	1,353,795	1,247,200	1,098,570	1,060,405
Changes in benefit terms	-	-	4,752,960	-	-	-
Difference between expected and actual experience	(145,907)	896,801	(3,063)	241,448	110,587	(717,237)
Changes of assumptions	-	-	-	-	782,830	-
Benefit payments, including refunds	(844,916)	(818,507)	(576,876)	(496,882)	(417,375)	(266,490)
Net Change In Total Pension Liability	<u>1,761,296</u>	<u>2,640,447</u>	<u>6,047,370</u>	<u>1,506,935</u>	<u>2,088,477</u>	<u>610,211</u>
Total Pension Liability Beginning	<u>27,388,523</u>	<u>24,748,076</u>	<u>18,700,706</u>	<u>17,193,771</u>	<u>15,105,294</u>	<u>14,495,083</u>
Total Pension Liability Ending (a)	<u>\$ 29,149,819</u>	<u>\$ 27,388,523</u>	<u>\$ 24,748,076</u>	<u>\$ 18,700,706</u>	<u>\$ 17,193,771</u>	<u>\$ 15,105,294</u>
Plan Fiduciary Net Position						
Contributions - employer	\$ 694,598	\$ 681,751	\$ 402,383	\$ 388,759	\$ 428,003	\$ 484,631
Contributions - employee	305,831	307,379	522,250	-	300,790	-
Net investment income (loss)	345,635	1,603,068	2,531,051	2,302,806	(53,995)	342,748
Benefit payments, including refunds	(844,916)	(818,507)	(576,876)	(496,882)	(417,375)	(266,490)
Administrative expense	(30,662)	(26,574)	(18,443)	(18,124)	(17,336)	(18,642)
Other changes	100,470	165,435	15,924	227,815	27,350	485,095
Net Change In Plan Fiduciary Net Position	<u>570,956</u>	<u>1,912,552</u>	<u>2,876,289</u>	<u>2,404,374</u>	<u>267,437</u>	<u>1,027,342</u>
Plan Fiduciary Net Position Beginning	<u>25,477,860</u>	<u>23,565,308</u>	<u>20,689,019</u>	<u>18,284,645</u>	<u>18,017,208</u>	<u>16,989,866</u>
Plan Fiduciary Net Position Ending (b)	<u>\$ 26,048,816</u>	<u>\$ 25,477,860</u>	<u>\$ 23,565,308</u>	<u>\$ 20,689,019</u>	<u>\$ 18,284,645</u>	<u>\$ 18,017,208</u>
Net Pension Liability (Asset) Ending (a-b)	<u>\$ 3,101,003</u>	<u>\$ 1,910,663</u>	<u>\$ 1,182,768</u>	<u>\$ (1,988,313)</u>	<u>\$ (1,090,874)</u>	<u>\$ (2,911,914)</u>
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (Asset)	89.36 %	93.02 %	95.22 %	110.63 %	106.34 %	119.28 %
Covered Payroll (for February 28/29 Valuation)	\$ 7,477,068	\$ 7,599,646	\$ 7,600,816	\$ 7,311,839	\$ 7,452,367	\$ 7,350,714
Net Pension Liability (Asset) as a Percentage of Covered Payroll	41.47 %	25.14 %	15.56 %	(27.19) %	(14.64) %	(39.61) %

Notes:

Information is not available for fiscal years prior to 2015.

The amounts noted above are as of the measurement date which is June 30 prior to the end of the fiscal year.

Vested active LAGERS members who have previous non-Federal Missouri public employment that were not covered by a retirement plan or that were covered by a retirement plan but they did not become vested in that plan may purchase that service, to be treated as LAGERS service credit. Employee contributions noted above are for a member purchasing such service credit.

CITY OF BALLWIN, MISSOURI
REQUIRED SUPPLEMENTAL INFORMATION - SCHEDULE OF PENSION CONTRIBUTIONS
LAST TEN FISCAL YEARS

	Fiscal Year									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Actuarially determined pension contribution	\$ 745,239	\$ 672,819	\$ 558,710	\$ 404,088	\$ 377,630	\$ 486,441	\$ 506,920	\$ 555,904	\$ 428,401	\$ 307,438
Contributions in relation to the actuarially determined contribution	<u>718,712</u>	<u>672,819</u>	<u>558,711</u>	<u>374,168</u>	<u>377,629</u>	<u>486,440</u>	<u>506,920</u>	<u>555,904</u>	<u>416,205</u>	<u>250,049</u>
Contribution Deficiency (Excess)	<u>\$ 26,527</u>	<u>\$ -</u>	<u>\$ (1)</u>	<u>\$ 29,920</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,196</u>	<u>\$ 57,389</u>
Covered Payroll	\$ 7,547,474	\$ 7,731,460	\$ 7,705,043	\$ 7,488,484	\$ 7,467,664	\$ 7,710,104	\$ 7,384,378	\$ 7,245,803	\$ 5,422,399	\$ 4,099,172
Contributions as a Percentage of Covered Employee Payroll	9.52 %	8.70 %	7.25 %	5.00 %	5.06 %	6.31 %	6.86 %	7.67 %	7.68 %	6.10 %

Notes to schedule:

Valuation date:

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

Methods and assumptions used to determine contribution rates:

Actuarial cost method
Amortization method

Entry age normal and modified terminal funding
A level percentage of payroll amortization method is used to amortize the UAAL over a closed period of years. If the UAAL (excluding the UAAL associated with benefit changes) is negative, then this amount is amortized over the greater of (i) the remaining initial amortization period or (ii) 15 years.
Multiple bases from 15 to 17 years for general; 10 to 22 years for police
5 years smoothed market; 20% corridor
3.25% wage inflation; 2.50% price inflation
3.25% to 6.55% including wage inflation
7.25%, net of investment expenses

Remaining amortization period
Asset valuation method
Inflation
Salary increases
Investment rate of return
Retirement age
Mortality

Experience-based table of rates that are specific to the type of eligibility condition
The healthy retiree mortality tables for post-retirement mortality were the RP-2014 Healthy Annuitant mortality table for males and females. The disabled retiree mortality tables for post-retirement mortality were the RP-2014 disabled mortality table for males and females. The pre-retirement mortality tables used were the RP-2014 employees' mortality tables for males and females. Both the post-retirement and pre-retirement tables were adjusted for mortality improvement back to the observation period base year of 2006. The base year for males was then established to be 2017. Mortality rates for a particular calendar year are determined by applying the MP-2015 mortality improvement scale to the above described tables.

Other information:

The benefit multiplier increased to 1.75% effective as of July 1, 2018.

CITY OF BALLWIN, MISSOURI
REQUIRED SUPPLEMENTAL INFORMATION - SCHEDULE OF CHANGES
IN TOTAL OPEB LIABILITY AND RELATED RATIOS
FOR THE YEARS ENDED DECEMBER 31

	2020	2019	2018
Total OPEB Liability			
Service cost	\$ 46,083	\$ 41,538	\$ 43,443
Interest on the total OPEB liability	33,602	35,226	29,886
Difference between expected and actual experience	(6,196)	(3,763)	(4,805)
Changes of assumptions	(48,085)	19,911	(28,199)
Benefit payments	(45,954)	(23,103)	(9,890)
Net Change In Total OPEB Liability	(20,550)	69,809	30,435
Total OPEB Liability Beginning	1,007,460	937,651	907,216
Total OPEB Liability Ending (a)	\$ 986,910	\$ 1,007,460	\$ 937,651
Covered Payroll	\$ 7,285,442	\$ 7,571,972	\$ 7,571,972
Total OPEB Liability as a Percentage of Covered Payroll	13.55 %	13.31 %	12.38 %

Notes:

Information is not available for fiscal years prior to 2018.

OTHER SUPPLEMENTAL INFORMATION SECTION

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

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

Sewer Lateral Fund: Assessed fees on residential properties are collected and used to fund disbursements for repairs of lateral sewer service lines of the dwelling units within the City.

Federal Asset Seizure Fund: This fund accounts for money seized in drug related incidents as well as the forfeiture of those funds and authorized expenditures.

P.O.S.T. Fund: An assessment added to municipal court costs is allocated through the State of Missouri for credit to the Peace Officer Standards and Training commission. These funds may be used for training for law enforcement employees.

CITY OF BALLWIN, MISSOURI
OTHER SUPPLEMENTAL INFORMATION - COMBINING
BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2020

	Sewer Lateral	Federal Asset Seizure	P.O.S.T.	Total Nonmajor Governmental Funds
ASSETS				
Receivables:				
Taxes	\$ 77,754	\$ -	\$ -	\$ 77,754
Restricted assets:				
Cash and cash equivalents	658,137	76,744	93,049	827,930
Total Assets	<u>\$ 735,891</u>	<u>\$ 76,744</u>	<u>\$ 93,049</u>	<u>\$ 905,684</u>
FUND BALANCES				
Restricted for:				
Sewer lateral	\$ 735,891	\$ -	\$ -	\$ 735,891
Police	-	76,744	93,049	169,793
Total Fund Balances	<u>735,891</u>	<u>76,744</u>	<u>93,049</u>	<u>905,684</u>
Total Liabilities And Fund Balances	<u>\$ 735,891</u>	<u>\$ 76,744</u>	<u>\$ 93,049</u>	<u>\$ 905,684</u>

CITY OF BALLWIN, MISSOURI
OTHER SUPPLEMENTAL INFORMATION - COMBINING STATEMENT
OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>Sewer Lateral</u>	<u>Federal Asset Seizure</u>	<u>P.O.S.T.</u>	<u>Total Nonmajor Governmental Funds</u>
REVENUES				
Taxes	\$ 268,660	\$ -	\$ -	\$ 268,660
Administrative fees	8,250	-	-	8,250
Police and communications	-	607	2,235	2,842
Investment income	-	457	392	849
Total Revenues	<u>276,910</u>	<u>1,064</u>	<u>2,627</u>	<u>280,601</u>
EXPENDITURES				
Administration	135,633	-	-	135,633
Police	-	53,403	-	53,403
Total Expenditures	<u>135,633</u>	<u>53,403</u>	<u>-</u>	<u>189,036</u>
NET CHANGE IN FUND BALANCES	141,277	(52,339)	2,627	91,565
FUND BALANCES, JANUARY 1	<u>594,614</u>	<u>129,083</u>	<u>90,422</u>	<u>814,119</u>
FUND BALANCES, DECEMBER 31	<u><u>\$ 735,891</u></u>	<u><u>\$ 76,744</u></u>	<u><u>\$ 93,049</u></u>	<u><u>\$ 905,684</u></u>

CITY OF BALLWIN, MISSOURI
OTHER SUPPLEMENTAL INFORMATION - SCHEDULE OF
REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE -
BUDGET AND ACTUAL - SEWER LATERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

	Original And Final Budgeted Amounts	Actual	Over (Under) Budget
REVENUES			
Taxes (sewer lateral fees)	\$ 251,676	\$ 268,660	\$ 16,984
Administrative fees	5,500	8,250	2,750
Total Revenues	257,176	276,910	19,734
EXPENDITURES			
Administration:			
Sewer lateral repairs	150,000	120,629	(29,371)
Administration costs	15,004	15,004	-
Total Expenditures	165,004	135,633	(29,371)
NET CHANGE IN FUND BALANCE	\$ 92,172	141,277	\$ 49,105
FUND BALANCE, JANUARY 1		594,614	
FUND BALANCE, DECEMBER 31		\$ 735,891	

CITY OF BALLWIN, MISSOURI
OTHER SUPPLEMENTAL INFORMATION - SCHEDULE OF
REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE -
BUDGET AND ACTUAL - FEDERAL ASSET SEIZURE FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

	Budgeted Amounts		Actual	Over (Under) Budget
	Original	Final		
REVENUES				
Police and communications	\$ 12,000	\$ 500	\$ 607	\$ 107
Investment income	2,750	453	457	4
Total Revenues	14,750	953	1,064	111
EXPENDITURES				
Police	47,000	53,403	53,403	-
NET CHANGE IN FUND BALANCE	\$ (32,250)	\$ (52,450)	(52,339)	\$ 111
FUND BALANCE, JANUARY 1			129,083	
FUND BALANCE, DECEMBER 31			\$ 76,744	

CITY OF BALLWIN, MISSOURI
OTHER SUPPLEMENTAL INFORMATION - SCHEDULE OF
REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE -
BUDGET AND ACTUAL - P.O.S.T. FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

	Original And Final Budgeted Amounts	Actual	Over (Under) Budget
REVENUES			
Police and communications	\$ 2,900	\$ 2,235	\$ (665)
Investment income	1,900	392	(1,508)
Total Revenues	4,800	2,627	(2,173)
EXPENDITURES			
Police	6,000	-	(6,000)
NET CHANGE IN FUND BALANCE	\$ (1,200)	2,627	\$ 3,827
FUND BALANCE, JANUARY 1		90,422	
FUND BALANCE, DECEMBER 31		\$ 93,049	

CITY OF BALLWIN, MISSOURI
OTHER SUPPLEMENTAL INFORMATION - SCHEDULE OF
REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE -
BUDGET AND ACTUAL - CAPITAL PROJECTS FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

	Budgeted Amounts		Actual	Over
	Original	Final		(Under)
REVENUES				Budget
Capital improvement sales tax	\$ 85,000	\$ 70,000	\$ 79,205	\$ 9,205
Parks sales tax	115,000	97,000	106,782	9,782
Public safety sales tax	555,000	518,000	522,008	4,008
Grants and entitlements	568,384	437,134	279,248	(157,886)
Total Revenues	<u>1,323,384</u>	<u>1,122,134</u>	<u>987,243</u>	<u>(134,891)</u>
EXPENDITURES				
Public works:				
Pavement maintenance	135,838	138,428	98,631	(39,797)
Support services	25,000	-	-	-
Total Public Works	<u>160,838</u>	<u>138,428</u>	<u>98,631</u>	<u>(39,797)</u>
Police:				
Management & auxiliary services	900,000	19,000	17,588	(1,412)
Parks and recreation:				
Parks	750,000	563,500	337,296	(226,204)
Golf Operations	227,000	138,053	138,052	(1)
Total Parks And Recreation	<u>977,000</u>	<u>701,553</u>	<u>475,348</u>	<u>(226,205)</u>
Total Expenditures	<u>2,037,838</u>	<u>858,981</u>	<u>591,567</u>	<u>(267,414)</u>
REVENUES OVER (UNDER) EXPENDITURES	(714,454)	263,153	395,676	132,523
OTHER FINANCING SOURCES (USES)				
Transfers in	344,000	-	-	-
Transfers out	(62,000)	(56,439)	(56,439)	-
Total Other Financing Sources (Uses)	<u>282,000</u>	<u>(56,439)</u>	<u>(56,439)</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>\$ (432,454)</u>	<u>\$ 206,714</u>	339,237	<u>\$ 132,523</u>
FUND BALANCE, JANUARY 1			446,243	
FUND BALANCE, DECEMBER 31			<u>\$ 785,480</u>	

STATISTICAL SECTION

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

Contents	Pages
Financial Trends These schedules contain trend information to help the reader understand how the City’s financial performance and well-being have changed over time.	62 - 65
Revenue Capacity These schedules contain information to help the reader assess the City’s most significant local revenue sources.	66 - 72
Debt Capacity These schedules present information to help the reader assess the affordability of the City’s current levels of outstanding debt and the City’s ability to issue additional debt in the future.	73 - 76
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City’s financial activities take place.	77 - 79
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City’s financial report relates to the services the City provides and the activities it performs.	80 - 81

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

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

	December 31									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Governmental Activities										
Net investment in capital assets	\$ 55,892,903	\$ 58,484,942	\$ 58,436,684	\$ 60,365,955	\$ 61,255,847	\$ 62,741,732	\$ 64,101,932	\$ 67,113,678	\$ 65,686,889	\$ 64,402,001
Restricted	4,619,234	3,933,812	3,612,109	3,532,931	2,932,692	2,640,411	2,804,015	2,761,330	3,839,052	4,466,153
Unrestricted (deficiency)	<u>(8,395,658)</u>	<u>(6,678,049)</u>	<u>(5,067,844)</u>	<u>(1,804,964)</u>	<u>1,303,379</u>	<u>3,009,214</u>	<u>4,254,977</u>	<u>(45,039)</u>	<u>1,964,983</u>	<u>5,384,959</u>
Total Governmental Activities Net Position	<u>\$ 52,116,479</u>	<u>\$ 55,740,705</u>	<u>\$ 56,980,949</u>	<u>\$ 62,093,922</u>	<u>\$ 65,491,918</u>	<u>\$ 68,391,357</u>	<u>\$ 71,160,924</u>	<u>\$ 69,829,969</u>	<u>\$ 71,490,924</u>	<u>\$ 74,253,113</u>

Note: 2014 amount was restated for implementation of GASB 68. 2017 amount was restated for implementation of GASB 75.

CITY OF BALLWIN, MISSOURI
CHANGE IN NET POSITION
LAST TEN FISCAL YEARS

	For the Years Ended December 31									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
EXPENSES										
General government	\$ 2,975,328	\$ 2,949,090	\$ 3,151,500	\$ 3,202,942	\$ 3,198,068	\$ 3,173,283	\$ 3,201,143	\$ 4,071,405	\$ 3,634,777	\$ 3,322,885
Public works	6,027,188	4,271,294	4,680,149	4,895,772	4,974,891	4,988,963	5,097,803	5,970,580	5,648,992	5,580,492
Police and court	4,994,184	5,159,400	5,442,173	5,452,247	5,317,211	5,565,733	5,697,337	8,868,745	6,184,927	6,172,040
Parks and recreation	4,461,133	4,571,003	4,715,989	5,041,282	5,107,835	5,556,450	5,286,293	5,590,602	5,247,597	4,855,194
Interest on long-term debt	1,115,108	953,404	873,348	827,400	770,614	703,048	620,894	537,985	450,757	387,649
Total Expenses	<u>19,572,941</u>	<u>17,904,191</u>	<u>18,863,159</u>	<u>19,419,643</u>	<u>19,368,619</u>	<u>19,987,477</u>	<u>19,903,470</u>	<u>25,039,317</u>	<u>21,167,050</u>	<u>20,318,260</u>
PROGRAM REVENUES										
Charges for services:										
General government	903,157	932,571	1,283,921	1,357,366	1,333,415	1,370,342	1,393,419	1,417,935	1,483,217	1,561,709
Public works	-	-	-	-	-	-	100	-	-	4,500
Police and court	1,026,418	1,212,453	1,293,229	1,116,336	877,501	842,789	706,397	881,620	733,913	685,618
Parks and recreation	2,759,944	2,818,794	2,716,188	2,709,312	2,793,576	2,916,481	3,125,079	3,171,418	3,272,795	1,899,408
Operating grants and contributions	1,940,319	2,064,249	1,770,574	1,980,080	2,019,850	1,992,051	2,143,790	1,973,727	1,994,861	3,996,751
Capital grants and contributions	631,080	1,383,824	403,925	570,385	1,590,966	1,685,573	1,351,798	1,462,604	218,688	479,295
Total Program Revenues	<u>7,260,918</u>	<u>8,411,891</u>	<u>7,467,837</u>	<u>7,733,479</u>	<u>8,615,308</u>	<u>8,807,236</u>	<u>8,720,583</u>	<u>8,907,304</u>	<u>7,703,474</u>	<u>8,627,281</u>
NET REVENUES (EXPENSES)	<u>(12,312,023)</u>	<u>(9,492,300)</u>	<u>(11,395,322)</u>	<u>(11,686,164)</u>	<u>(10,753,311)</u>	<u>(11,180,241)</u>	<u>(11,182,887)</u>	<u>(16,132,013)</u>	<u>(13,463,576)</u>	<u>(11,690,979)</u>
GENERAL REVENUES										
Taxes:										
General sales and use	7,809,931	8,177,296	8,350,271	8,873,564	9,174,735	9,185,675	9,023,345	10,454,927	10,533,692	10,006,656
Franchise	486,519	515,457	530,722	577,089	605,389	553,633	521,464	482,114	473,942	461,649
Cigarette	87,662	83,288	80,718	78,684	87,412	83,124	74,845	66,500	61,890	62,475
Utility gross receipts	3,789,834	3,715,613	3,799,136	3,724,984	3,626,787	3,411,174	3,499,324	3,598,566	3,212,889	3,069,569
Property	448,038	311,956	432,629	260,579	405,149	541,281	496,116	540,489	541,977	587,241
Investment income	314,509	80,357	11,421	128,774	135,988	93,685	130,266	108,279	187,227	159,082
Miscellaneous	267,097	232,559	168,354	240,582	115,847	211,108	207,094	233,916	112,914	106,496
Total General Revenues	<u>13,203,590</u>	<u>13,116,526</u>	<u>13,373,251</u>	<u>13,884,256</u>	<u>14,151,307</u>	<u>14,079,680</u>	<u>13,952,454</u>	<u>15,484,791</u>	<u>15,124,531</u>	<u>14,453,168</u>
CHANGE IN NET POSITION	<u>\$ 891,567</u>	<u>\$ 3,624,226</u>	<u>\$ 1,977,929</u>	<u>\$ 2,198,092</u>	<u>\$ 3,397,996</u>	<u>\$ 2,899,439</u>	<u>\$ 2,769,567</u>	<u>\$ (647,222)</u>	<u>\$ 1,660,955</u>	<u>\$ 2,762,189</u>

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

	December 31									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General Fund										
Nonspendable	\$ 264,194	\$ 418,341	\$ 544,134	\$ 747,177	\$ 767,826	\$ 700,272	\$ 644,430	\$ 771,055	\$ 534,974	\$ 787,194
Restricted	33,796	35,999	31,348	45,564	64,029	79,461	350,897	1,005,946	1,694,457	1,883,101
Committed	-	-	-	1,755,775	2,654,897	2,984,427	3,003,507	892,707	1,523,280	2,780,158
Assigned	-	-	2,323,370	18,209	699,090	794,440	-	-	660,576	500,387
Unassigned	6,653,674	8,230,761	6,579,911	6,448,262	6,543,662	6,745,700	7,730,577	8,856,363	8,809,456	10,122,720
Total General Fund	<u>\$ 6,951,664</u>	<u>\$ 8,685,101</u>	<u>\$ 9,478,763</u>	<u>\$ 9,014,987</u>	<u>\$ 10,729,504</u>	<u>\$ 11,304,300</u>	<u>\$ 11,729,411</u>	<u>\$ 11,526,071</u>	<u>\$ 13,222,743</u>	<u>\$ 16,073,560</u>
All Other Governmental Funds										
Restricted	\$ 4,585,438	\$ 3,448,046	\$ 3,541,884	\$ 3,448,213	\$ 2,699,436	\$ 2,285,617	\$ 2,060,257	\$ 1,372,069	\$ 1,825,348	\$ 2,263,601
Unassigned	-	-	-	-	-	-	-	(222,421)	-	-
Total All Other Governmental Funds	<u>\$ 4,585,438</u>	<u>\$ 3,448,046</u>	<u>\$ 3,541,884</u>	<u>\$ 3,448,213</u>	<u>\$ 2,699,436</u>	<u>\$ 2,285,617</u>	<u>\$ 2,060,257</u>	<u>\$ 1,149,648</u>	<u>\$ 1,825,348</u>	<u>\$ 2,263,601</u>

GASB Statement No. 54 was implemented in 2011.

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

	For The Years Ended December 31									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
REVENUES										
Taxes	\$ 9,710,751	\$ 10,483,186	\$ 11,035,294	\$ 11,273,252	\$ 11,654,502	\$ 11,832,035	\$ 11,699,628	\$ 13,285,398	\$ 13,320,736	\$ 12,787,635
Licenses and permits	1,389,675	1,448,029	1,519,203	1,637,987	1,643,613	1,626,338	1,616,033	1,596,691	1,675,834	1,754,997
Public utility licenses	3,789,834	3,715,613	3,799,136	3,724,984	3,626,787	3,411,174	3,499,324	3,598,566	3,212,889	3,069,569
Court fines	736,213	938,503	952,511	865,474	658,412	549,680	462,383	652,914	462,616	297,689
False alarm fines	6,050	4,800	6,375	7,850	8,550	8,275	6,550	5,075	5,700	5,000
Police and communications	287,991	262,820	255,427	246,827	265,070	300,731	233,208	222,157	261,412	353,957
Community programs	2,759,944	2,818,795	2,716,188	2,709,312	2,793,576	2,916,481	3,125,079	3,171,418	3,272,796	1,899,408
Investment income	314,510	80,358	11,421	128,774	135,988	93,685	130,266	108,279	187,227	159,081
Donations	57,030	46,367	18,008	169,806	123,709	99,725	190,325	31,723	34,951	14,120
Grants and entitlements	173,813	1,085,383	581,728	618,245	644,692	167,966	1,109,586	1,267,797	561,746	2,399,072
Miscellaneous	267,097	214,449	183,996	240,582	115,847	189,842	204,275	199,473	117,381	108,948
Total Revenues	<u>19,492,908</u>	<u>21,098,303</u>	<u>21,079,287</u>	<u>21,623,093</u>	<u>21,670,746</u>	<u>21,195,932</u>	<u>22,276,657</u>	<u>24,139,491</u>	<u>23,113,288</u>	<u>22,849,476</u>
EXPENDITURES										
Current:										
Administration	2,864,647	2,863,016	3,026,946	3,053,797	3,087,365	3,071,324	2,984,816	3,487,686	3,458,844	3,092,447
Public works	4,436,279	2,779,907	2,914,321	3,084,783	3,121,347	2,931,849	2,827,811	3,140,896	3,234,966	3,038,183
Police	4,872,371	5,001,996	5,309,767	5,358,985	5,533,467	5,411,043	5,433,072	5,936,021	6,035,804	5,939,523
Parks and recreation	3,806,901	3,985,381	3,952,126	4,270,741	4,263,650	4,598,395	4,237,231	4,192,845	4,258,451	3,889,787
Capital outlay	1,519,271	2,831,405	2,731,818	6,467,740	2,872,399	2,532,012	4,339,590	6,587,174	2,322,738	2,303,578
Debt service:										
Principal	4,745,000	2,230,000	1,391,008	1,220,854	1,593,143	1,865,160	1,642,734	1,420,000	1,010,000	930,000
Interest	1,182,804	984,569	893,138	833,810	787,246	724,429	642,651	559,306	474,019	413,387
Total Expenditures	<u>23,427,273</u>	<u>20,676,274</u>	<u>20,219,124</u>	<u>24,290,710</u>	<u>21,258,617</u>	<u>21,134,212</u>	<u>22,107,905</u>	<u>25,323,928</u>	<u>20,794,822</u>	<u>19,606,905</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(3,934,365)</u>	<u>422,029</u>	<u>860,163</u>	<u>(2,667,617)</u>	<u>412,129</u>	<u>61,720</u>	<u>168,752</u>	<u>(1,184,437)</u>	<u>2,318,466</u>	<u>3,242,571</u>
OTHER FINANCING SOURCES (USES)										
Issuance of capital lease	-	125,690	-	2,000,000	-	-	-	-	-	-
Transfers in	8,439,557	2,607,955	2,229,775	3,471,105	1,533,925	1,715,879	2,071,541	4,440,440	2,138,200	1,456,195
Transfers out	(8,439,557)	(2,607,955)	(2,229,775)	(3,471,105)	(1,533,925)	(1,715,879)	(2,071,541)	(4,440,440)	(2,138,200)	(1,456,195)
Insurance recoveries	-	-	-	-	521,453	30,198	5,270	38,644	6,566	13,748
Sale of capital assets	27,002	48,326	27,337	110,170	32,158	69,059	25,729	31,844	47,340	32,751
Total Other Financing Sources (Uses)	<u>27,002</u>	<u>174,016</u>	<u>27,337</u>	<u>2,110,170</u>	<u>553,611</u>	<u>99,257</u>	<u>30,999</u>	<u>70,488</u>	<u>53,906</u>	<u>46,499</u>
NET CHANGES IN FUND BALANCES	<u>\$ (3,907,363)</u>	<u>\$ 596,045</u>	<u>\$ 887,500</u>	<u>\$ (557,447)</u>	<u>\$ 965,740</u>	<u>\$ 160,977</u>	<u>\$ 199,751</u>	<u>\$ (1,113,949)</u>	<u>\$ 2,372,372</u>	<u>\$ 3,289,070</u>
Debt service as a percentage of noncapital expenditures	27.06%	18.20%	13.06%	11.53%	12.95%	13.92%	12.86%	10.56%	8.03%	7.76%

CITY OF BALLWIN, MISSOURI
TAX REVENUE BY SOURCE - GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

For The Years Ended December 31	Sales	Motor Fuel	County Road	TIF Property	Other	Total
2011	\$ 7,707,050	\$ 844,869	\$ 611,217	\$ 34,735	\$ 512,880	\$ 9,710,751
2012	8,002,651	770,898	626,987	504,021	578,629	10,483,186
2013	8,555,813	770,562	591,456	614,990	502,473	11,035,294
2014	9,109,909	792,846	606,890	260,301	503,306	11,273,252
2015	9,426,841	804,601	631,045	275,077	516,938	11,654,502
2016	9,445,202	816,954	623,937	435,175	510,767	11,832,035
2017	9,296,486	819,499	631,718	445,455	506,470	11,699,628
2018	10,726,266	815,718	675,661	565,296	502,457	13,285,398
2019	10,811,879	823,559	682,874	523,917	478,507	13,320,736
2020	10,294,411	765,876	671,478	587,037	468,833	12,787,635

Note: Other taxes include cigarette, automobile sales fees, and sewer lateral.

CITY OF BALLWIN, MISSOURI
GROSS RECEIPTS TAX ON UTILITIES
LAST TEN FISCAL YEARS

For The Years Ended December 31	Utility Tax (1)				
	Electric	Gas	Telephone	Water	Total
2011	\$ 1,431,188	\$ 831,051	\$ 1,209,729	\$ 317,866	\$ 3,789,834
2012	1,463,906	726,957	1,169,646	355,104	3,715,613
2013	1,578,240	813,604	1,087,457	319,835	3,799,136
2014	1,572,296	869,279	949,675	333,734	3,724,984
2015	1,644,166	782,195	876,006	324,420	3,626,788
2016	1,595,579	701,186	775,788	338,621	3,411,174
2017	1,683,539	737,855	697,420	380,510	3,499,324
2018	1,693,764	822,598	654,291	427,913	3,598,566
2019	1,516,599	796,774	496,723	402,793	3,212,889
2020	1,458,355	720,345	426,290	464,579	3,069,569

Notes:

(1) The City levies a gross receipts tax of 7% for utilities. This increased from 5% on July 15, 2008.

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

For The Years Ended December 31	Real Property			Personal Property	Railroad And Utilities	Total Direct Tax Rate	Total Taxable Assessed Value	Estimated Actual Value
	Residential Property	Commercial Property	Agricultural Property					
2011	\$ 461,136,990	\$ 53,912,650	\$ 1,300	\$ 65,402,761	\$ 8,505,947	0.0000	\$ 588,959,648	\$ 2,818,333,644
2012	461,304,860	53,731,920	1,300	71,140,464	7,960,085	0.0000	594,138,629	2,834,161,401
2013	446,790,980	54,556,870	1,300	73,021,339	8,699,101	0.0000	583,069,590	2,768,303,142
2014	450,521,010	55,189,430	1,300	76,169,894	8,917,200	0.0000	590,798,834	2,800,039,798
2015	474,108,190	57,673,020	2,680	76,377,306	9,893,919	0.0000	618,055,115	2,935,630,114
2016	475,724,660	58,183,970	2,680	77,217,326	9,136,493	0.0000	620,265,129	2,945,887,926
2017	527,057,030	66,416,660	3,100	76,050,411	9,062,751	0.0000	678,589,952	3,238,057,412
2018	528,048,400	63,188,880	-	77,056,946	8,098,760	0.0000	676,392,986	3,233,169,938
2019	590,200,560	68,790,750	-	79,498,639	8,949,469	0.0000	747,439,418	3,587,776,690
2020	592,447,750	68,414,370	-	82,117,320	9,262,645	0.0000	752,242,085	3,607,263,322

Notes:

- (1) Assessments are determined by the assessor of St. Louis County. Property is assessed as of January 1. Reassessments take place in odd numbered years resulting in updated values of property.
- (2) Real property is classified as residential (assessed at 19%), agricultural (assessed at 12%), or commercial (assessed at 32%). All railroad and utility property is assessed at 32%. All personal property is assessed at 33.3%.
- (3) The City lowered its real property tax in 1987 to 0% and the same rate has been declared each year since.

Source: St. Louis County Assessor

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

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Taxes levied on all property in the City:										
City of Ballwin (1)	-	-	-	-	-	-	-	-	-	-
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300
St. Louis County	0.5230	0.5230	0.5230	0.5230	0.5150	0.5150	0.4890	0.4890	0.4430	0.4430
St. Louis Community College	0.2200	0.2200	0.2200	0.2200	0.2176	0.2185	0.2112	0.2129	0.1986	0.1987
St. Louis County Library District	0.1630	0.1730	0.2500	0.2250	0.2460	0.2460	0.2340	0.2340	0.2120	0.2350
Special School District	1.0125	1.0123	1.2400	1.2609	1.2348	1.2409	1.1912	1.1980	1.1077	1.1077
Metropolitan Zoological Park and Museum District	0.2671	0.2684	0.2797	0.2797	0.2777	0.2795	0.2694	0.2724	0.2549	0.2532
Sheltered Workshop	0.0840	0.0840	0.0890	0.0900	0.0880	0.0880	0.0840	0.0840	0.0750	0.0750
Totals	<u>2.2996</u>	<u>2.3107</u>	<u>2.6317</u>	<u>2.6286</u>	<u>2.6091</u>	<u>2.6179</u>	<u>2.5088</u>	<u>2.5203</u>	<u>2.3212</u>	<u>2.3426</u>
Sewer districts:										
Metropolitan St. Louis Sewer District	0.0185	0.0186	0.0196	0.0197	0.0195	0.1196	0.1159	0.1170	0.1077	0.1078
Fire protection districts (2):										
Metro West Fire District	1.0300	1.0290	1.0640	1.0570	1.0130	1.0110	0.9680	1.1010	1.0440	1.0390
Monarch Fire Protection District	0.8420	0.8290	0.8290	0.8290	0.8060	0.8050	0.7630	0.8800	0.8360	0.9050
West County EMS and FPD	0.8980	0.8960	0.9610	0.9620	1.2740	1.2710	1.1900	1.1900	1.1070	1.1060
School districts (3):										
Rockwood School District	4.4630	4.5357	4.6833	4.7240	4.6015	4.6678	4.5015	4.5539	4.3463	4.2985
Parkway School District	3.6761	3.9361	4.0743	4.0743	4.4617	4.2163	3.9857	4.0640	3.7661	3.8330

Notes:

- (1) The City does not levy a property tax.
- (2) All property is located in one of the three fire protection districts whose boundaries include part of the City.
- (3) All property is located in one of the two school districts whose boundaries include part of the City.
- (4) Rates listed above are for residential property.

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

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

<u>Taxpayer</u>	<u>2020</u>			<u>2011</u>		
	<u>Taxable Assessed Value</u>	<u>Rank</u>	<u>Percentage Of Total City Taxable Assessed Value</u>	<u>Taxable Assessed Value</u>	<u>Rank</u>	<u>Percentage Of Total City Taxable Assessed Value</u>
MIMG XCIII Seven Trails LLC	\$ 8,062,840	1	1.07 %	\$ 5,700,000	2	0.97 %
Olde Towne Plaza LLC	8,008,840	2	1.06 %	6,470,560	1	1.10 %
Ramco-Gershenson Properties LP	7,474,430	3	0.99 %	-	-	0.00 %
Viking Partners Ballwin LLC	6,916,840	4	0.92 %	-	-	0.00 %
Rockwood LL Inc	3,958,610	5	0.53 %	-	-	0.00 %
Woodsmill Village Partnership LP	3,799,090	6	0.51 %	3,212,940	5	0.55 %
Kensington West Apartments LLP	2,864,440	7	0.38 %	2,490,270	8	0.42 %
Target Stores, Inc.	2,786,050	8	0.37 %	3,042,130	7	0.52 %
MSH Chevrolet Cadillac, Inc.	2,784,000	9	0.37 %	-	-	0.00 %
Car Wolfe Toy LLC	2,353,060	10	0.31 %	2,270,850	10	0.39 %
Weingarten Nostat, Inc.	-	-	0.00 %	5,120,000	3	0.87 %
Pace-Central Associates LLC	-	-	0.00 %	4,160,000	4	0.71 %
Village Park of Ballwin	-	-	0.00 %	3,056,300	6	0.52 %
Meadowbrook Country Club	-	-	0.00 %	2,308,530	9	0.39 %
Totals	<u>\$ 49,008,200</u>		<u>6.51 %</u>	<u>\$ 37,831,580</u>		<u>6.44 %</u>

Source: St. Louis County Assessor

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

For The Years Ended December 31	Taxes Levied For The Fiscal Year	Collected Within The Fiscal Year Of The Levy		Collections In Subsequent Years	Total Collections To Date	
		Amount	Percentage Of Levy		Amount	Percentage Of Levy
2011	\$ 448,011	\$ 34,188	7.6 %	\$ 409,251	\$ 443,439	99.0 %
2012	453,214	69,761	15.4 %	376,699	446,460	98.5 %
2013	477,866	469,739	98.3 %	121	469,860	98.3 %
2014	482,051	436,165	90.5 %	36,957	473,122	98.1 %
2015	473,090	236,510	50.0 %	229,374	465,884	98.5 %
2016	486,205	207,706	42.7 %	260,810	468,516	96.4 %
2017	514,475	185,648	36.1 %	318,629	504,277	98.0 %
2018	556,844	246,518	44.3 %	302,223	548,741	98.5 %
2019	573,807	221,427	38.6 %	341,990	563,417	98.2 %
2020	570,400	244,818	42.9 %	-	244,818	42.9 %

Source: St. Louis County Assessor

Notes:

- (1) The City does not levy a property tax. The property above is collected for the Old Towne TIF Fund.
- (2) Data for delinquent tax collection, excluding penalties and interest, is not available by levy year. St. Louis County's system does not have the capability to track this information.

CITY OF BALLWIN, MISSOURI
SALES TAX RATES AND TAXABLE SALES - DIRECT AND OVERLAPPING
LAST TEN FISCAL YEARS

For The Years Ended December 31	City Direct Rate (1)	St. Louis County (2)	State Of Missouri	Direct And Overlapping	Sales Tax Revenues	Taxable Sales (3)
2011	1.000%	2.700%	4.225%	7.925%	\$ 7,707,050	\$ 249,865,672
2012	1.000%	2.700%	4.225%	7.925%	8,002,651	261,245,183
2013	1.000%	2.700%	4.225%	7.925%	8,555,813	287,467,261
2014	1.000%	2.890%	4.225%	8.115%	9,109,909	297,163,965
2015	1.000%	2.890%	4.225%	8.115%	9,426,841	302,690,063
2016	1.000%	2.890%	4.225%	8.115%	9,445,202	307,237,571
2017	1.000%	3.390%	4.225%	8.615%	9,296,486	282,637,758
2018	1.000%	3.390%	4.225%	8.615%	10,726,266	302,069,593
2019	1.000%	3.510%	4.225%	8.735%	10,811,879	300,615,198
2020	1.000%	3.510%	4.225%	8.735%	10,294,411	

- Notes:
- (1) The City levies a sales tax of one-half percent (0.5%) for parks and one-half percent (0.5%) for capital improvements.
 - (2) Additionally, the City receives a portion of a 1% sales tax and a one-half percent (0.5%) public safety tax (included in the rates shown above) levied by St. Louis County. The City participates in the county-wide sales tax sharing pool, which is generally distributed based on population.
 - (3) Taxable sales reported by the Missouri Department of Revenue. State Law prohibits the disclosure of specific taxpayer information.
The Missouri Department of Revenue has not reported the 2020 taxable sales as of May 5, 2021. Therefore, the 2020 taxable sales are not being shown.

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

Fiscal Year	Governmental Activities					Total Primary Government	Percentage Of Personal Income	Per Capita
	General Obligation Bonds (1)	Tax Increment Bonds	Certificates Of Participation (2)	Bond Premium	Capital Leases			
2011	\$ 975,000	\$ 14,980,000	\$ 1,175,000	\$ 16,852	\$ 52,096	\$ 17,198,948	1.49%	566
2012	-	14,300,000	600,000	-	82,899	14,982,899	1.30%	493
2013	-	13,550,000	-	-	41,891	13,591,891	1.18%	447
2014	-	12,700,000	-	-	1,671,037	14,371,037	1.25%	473
2015	-	11,770,000	-	-	1,007,894	12,777,894	1.11%	420
2016	-	10,575,000	-	-	337,734	10,912,734	0.95%	359
2017	-	9,270,000	-	-	-	9,270,000	0.81%	305
2018	-	7,850,000	-	-	-	7,850,000	0.68%	258
2019	-	6,840,000	-	-	-	6,840,000	0.59%	225
2020	-	5,910,000	-	-	-	5,910,000	0.51%	194

Sources:

- (1) Details regarding the City's outstanding debt can be found in the notes to the financial statements.
- (2) See Demographic and Economic Statistics Schedule for personal income and population data.

CITY OF BALLWIN, MISSOURI
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS

<u>Fiscal Year</u>	<u>Population (1)</u>	<u>Actual Taxable Value Of Property (2)</u>	<u>General Obligation Bonds</u>	<u>Percentage Of Actual Taxable Value Of Property</u>	<u>Per Capita</u>
2011	30,404	\$ 588,959,648	\$ 975,000	0.17%	32
2012	30,404	594,138,629	-	-	-
2013	30,404	583,069,590	-	-	-
2014	30,404	590,798,834	-	-	-
2015	30,404	618,055,115	-	-	-
2016	30,404	620,265,129	-	-	-
2017	30,404	678,589,952	-	-	-
2018	30,404	676,392,986	-	-	-
2019	30,404	747,439,418	-	-	-
2020	30,404	752,242,085	-	-	-

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

Sources:

- (1) U.S. Census Bureau Data
- (2) St. Louis County Assessor

CITY OF BALLWIN, MISSOURI
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
DECEMBER 31, 2020

<u>Name of Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Percentage Applicable To The City</u>	<u>Amount Applicable To The City</u>
St. Louis County	\$ 82,330,000	2.80 %	\$ 2,305,240
Rockwood School District	220,969,897	11.81	26,096,545
Parkway School District	204,453,837	5.02	10,263,583
Metro West Fire Protection District	5,350,000	30.58	1,636,030
West County EMS & Fire Protection District	<u>11,540,000</u>	9.27	<u>1,069,758</u>
Total Overlapping	<u>524,643,734</u>		<u>41,371,156</u>
City direct debt	<u>5,910,000</u>	100.0 %	<u>5,910,000</u>
Total Direct And Overlapping Debt	<u><u>\$ 530,553,734</u></u>		<u><u>\$ 47,281,156</u></u>

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

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

	Fiscal Year									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Debt limit	\$ 58,895,965	\$ 59,413,863	\$ 58,306,959	\$ 59,079,883	\$ 61,805,512	\$ 62,026,513	\$ 67,858,995	\$ 67,639,299	\$ 74,743,942	\$ 75,224,209
Total net debt applicable to limit	975,000	-	-	-	-	-	-	-	-	-
Legal debt margin	<u>\$ 57,920,965</u>	<u>\$ 59,413,863</u>	<u>\$ 58,306,959</u>	<u>\$ 59,079,883</u>	<u>\$ 61,805,512</u>	<u>\$ 62,026,513</u>	<u>\$ 67,858,995</u>	<u>\$ 67,639,299</u>	<u>\$ 74,743,942</u>	<u>\$ 75,224,209</u>
Total net debt applicable to the limit as a percentage of debt limit	1.66%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Legal Debt Margin Calculation For Fiscal Year 2020:	
Assessed Value	<u>\$ 752,242,085</u>
Debt limit (10% of total assessed value)	\$ 75,224,209
Debt applicable to limit	<u>-</u>
Legal Debt Margin	<u>\$ 75,224,209</u>

Note: Per Sections 95.111 and 95.120 of the Missouri Revised Statutes, the City's bonded indebtedness is limited to 10% of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

CITY OF BALLWIN, MISSOURI
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Year	Population	Personal Income	Per Capita Personal Income	Median Age	Educational Attainment: Percentage With Bachelor's Degree Or Higher	School Enrollment		Unemployment Rate
						Parkway School District	Rockwood School District	
2011	30,404	\$ 1,150,821,804	\$ 37,851	41.2	54%	17,456	22,568	6.00%
2012	30,404	1,150,821,804	37,851	41.2	54%	17,351	22,268	4.90%
2013	30,404	1,150,821,804	37,851	41.2	54%	17,274	22,018	4.60%
2014	30,404	1,150,821,804	37,851	41.2	54%	17,148	21,609	3.80%
2015	30,404	1,150,821,804	37,851	41.2	54%	17,229	21,360	2.50%
2016	30,404	1,150,821,804	37,851	41.2	54%	17,302	21,140	2.60%
2017	30,404	1,150,821,804	37,851	41.2	54%	17,434	20,952	2.60%
2018	30,404	1,150,821,804	37,851	41.2	54%	17,949	21,722	2.30%
2019	30,404	1,150,821,804	37,851	41.2	54%	17,991	21,614	2.30%
2020	30,404	1,150,821,804	37,851	41.2	54%	17,876	21,727	3.80%

Sources: Population, personal income, median age, and educational attainment based on U.S. Census Bureau data.
School enrollment information provided by the school districts.
Unemployment information obtained from the Missouri Department of Economic Development.

CITY OF BALLWIN, MISSOURI
PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

<u>Employer</u>	<u>2020</u>			<u>2011</u>		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage Of Total City Employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage Of Total City Employment</u>
City of Ballwin	250	1	N/A	258	1	N/A
Schnuck's	207	2	N/A	115	5	N/A
Target	206	3	N/A	201	2	N/A
Meadowbrook Country Club	200	4	N/A	105	6	N/A
ELCO Chevrolet	188	5	N/A	143	3	N/A
Texas Roadhouse	173	6	N/A	-	-	N/A
Lowe's Home Improvement	134	7	N/A	137	4	N/A
RN Services	116	8	N/A	-	-	N/A
Jay Wolfe Toyota	112	9	N/A	84	7	N/A
Holy Infant Catholic Church	110	10	N/A	81	8	N/A
Applebees	-	-	N/A	74	9	N/A
West County Nissan	-	-	N/A	64	10	N/A

Source: The City's business license database

CITY OF BALLWIN, MISSOURI
FULL-TIME CITY GOVERNMENT EMPLOYEES BY FUNCTIONS/PROGRAMS
LAST TEN FISCAL YEARS

FUNCTIONS/PROGRAMS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General Government:										
City Administrator	2	2	2	2	2	2	2	-	1	1
Planning	8	8	8	8	8	8	7	7	8	9
Informations Systems	2	2	2	2	2	2	2	2	2	2
Finance	4	4	4	4	4	4	4	4	4	4
Human Resource	1	1	1	1	1	1	1	1	1	1
Public Information Officer	-	-	-	-	-	-	-	1	1	1
Municipal Court	2	2	2	2	2	2	2	2	2	2
Police:										
Officers	50	50	51	47	49	47	48	47	44	44
Civilians	12	12	12	12	11	11	11	13	11	11
Public Works:										
Administration/Engineering	5	6	6	6	6	4	3	3	4	4
Street Maintenance	24	24	23	24	24	24	24	24	26	20
Garage	2	2	2	2	2	3	3	3	3	4
Parks and Recreation:										
Administration	3	3	3	3	3	3	3	2	3	3
Recreation	7	7	7	7	7	7	7	6	5	6
Golf	7	7	6	7	7	5	5	5	5	5
Parks Maintenance	5	4	4	5	5	5	5	5	5	5
Building Maintenance	6	7	7	7	7	7	7	7	7	6
Total	<u>140</u>	<u>141</u>	<u>140</u>	<u>139</u>	<u>140</u>	<u>135</u>	<u>134</u>	<u>132</u>	<u>132</u>	<u>128</u>

Note: Excludes vacant positions

Source: Payroll Data from Finance Department

CITY OF BALLWIN, MISSOURI
OPERATING INDICATORS BY FUNCTIONS/PROGRAMS
LAST TEN FISCAL YEARS

FUNCTIONS/PROGRAMS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Administration:										
Business licenses issued	332	338	314	327	332	331	343	339	329	347
Liquor licenses issued	72	74	82	81	81	80	67	71	69	72
Community Development:										
Single family occupancy inspections	483	558	648	650	659	692	655	732	671	746
Multi-family occupancy inspections	772	640	662	617	759	632	643	594	583	508
Commercial occupancy inspections	30	33	33	26	32	24	61	58	54	62
Building permits	322	400	449	434	496	509	634	621	628	727
Zoning petitions	13	11	27	11	17	18	6	7	8	12
Municipal Court:										
Tickets processed	8,783	8,875	9,460	7,665	6,781	5,178	5,647	6,220	4,496	2,857
Warrants issued	1,065	1,020	1,071	1,152	616	648	652	737	631	111
Cases closed	8,194	8,587	9,149	8,382	7,670	5,524	4,547	5,875	4,747	2,837
Parks:										
Total program participation	68,942	64,869	66,371	73,370	74,636	80,792	87,952	40,249	40,234	58,652
Community Center admissions	376,713	340,941	394,202	319,700	349,069	315,326	334,369	254,539	275,598	135,456
Aquatic Center admissions	83,600	80,360	66,509	80,505	64,225	70,861	69,231	58,339	57,601	25,284
Golf course rounds	31,360	35,148	31,435	30,317	32,801	33,303	35,350	31,509	30,950	33,424
Police:										
Adult arrests	899	747	766	512	446	455	472	562	313	168
Juvenile arrest	112	64	93	56	73	67	52	24	49	28
Traffic citations and warnings	9,317	9,819	10,134	8,063	7,619	6,213	8,332	8,809	6,882	4,262
Total police actions	32,205	32,752	33,718	33,477	33,659	35,298	37,664	43,192	32,821	26,869
Public Works:										
Sidewalk replacement sq. ft.	12,336	15,616	13,536	13,264	9,152	5,940	12,782	15,340	18,626	13,664
Street asphalt repairs tons	2,279	2,612	2,662	1,576	2,305	1,090	1,497	1,543	1,116	3,570
Street crack sealing miles	23	17	18	15	13	13	-	-	4	6

Notes:

- (1) The City began performing inspections and permitting for Winchester under contract beginning in 2017.
- (2) Beginning in 2018, program participation includes free programs, special events and program registrations. Community Center admissions includes member swipes, paid daily admissions and birthday party attendees.

Source: Various City departments.

CITY OF BALLWIN, MISSOURI
CAPITAL ASSETS STATISTICS BY FUNCTIONS/PROGRAMS
LAST TEN FISCAL YEARS

FUNCTIONS/PROGRAMS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General Government:										
Government Center square footage	13,056	13,056	13,056	13,056	13,056	13,056	13,056	13,056	10,500	10,500
Police:										
Police and Court Center	1	1	1	1	1	1	1	1	1	1
Vehicles	27	27	26	26	26	25	23	23	24	26
Public Works:										
Miles of streets maintained	123	124	124	124	124	126	126	126	126	126
Miles of sidewalks maintained	158	160	160	160	162	162	162	162	162	162
Number of streets	528	530	531	531	533	534	535	535	536	537
Vehicles	29	29	29	29	30	29	30	32	30	29
Parks and Recreation:										
Community Center	1	1	1	1	1	1	1	1	1	1
Aquatic Center	1	1	1	1	1	1	1	1	1	1
Golf Course	1	1	1	1	1	1	1	1	1	1
Parks	5	5	5	5	5	5	5	5	5	5
Park acreage	65	65	65	65	65	65	66	66	66	66
Planning and Development:										
Vehicles	6	6	6	6	6	5	5	5	5	6

Sources: Various City departments and capital asset schedules

Notes:

(1) A new Government Center building was opened in 2019.