
***CITY OF FERGUSON, MISSOURI
COMPREHENSIVE ANNUAL
FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2021***



*Report prepared and submitted by the
Department of Finance*

	Page
Part I - Introductory Section:	
Principal City Officials	i
Organizational Chart	ii
GFOA Certificate of Achievement	iii
Letter of Transmittal	iv - ix
Part II - Financial Section:	
Independent Auditors' Report	1 - 3
Management's Discussion and Analysis	4 - 13
Basic Financial Statements:	
Statement of Net Position	15
Statement of Activities	16
Balance Sheet - Governmental Funds	17
Reconciliation of the Statement of Net Position of Governmental Funds to the Balance Sheet	18
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	19
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	20
Statement of Fiduciary Net Position - Fiduciary Funds	21
Statement of Changes in Fiduciary Net Position - Fiduciary Funds	22
Notes to Financial Statements	23 - 52
Required Supplementary Information:	
Budgetary Comparison Schedule - General Fund	53
Budgetary Comparison Schedule - Parks Fund	54
Schedule of Changes in Net Pension Liability (Asset), Investment Returns, and Related Ratios	55
Schedule of Actuarially Determined Contributions	56
Schedule of Changes in Total Other Post Employment Benefit Liability And Related Ratios	57
Note to Budgetary Comparison Information	58

	Page
Other Supplementary Information:	
Combining Balance Sheet - Non Major Governmental Funds	59
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Non Major Governmental Funds	60
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual:	
Capital Improvement Sales Tax Capital Projects Fund	61
Special Business District Special Revenue Fund	62
Farmers Market Special Revenue Fund	63
Sewer Lateral Special Revenue Fund	64
Economic Development Sales Tax Special Revenue Fund	65
Downtown TIF Redevelopment Special Revenue Fund	66
Certificates of Participation Debt Service Fund	67
General Obligation Bonds Debt Service Fund	68
 Part III - Statistical Section:	
Net Position	69
Changes in Net Position	70
Fund Balances, Governmental Funds	71
Changes in Fund Balances, Governmental Funds	72
Assessed and Estimated Actual Value of Taxable Property	73
Property Tax Rates - Direct and Overlapping Governments	74
Principal Property Taxpayers	75
Property Tax Levies and Collections	76
Sales Tax Rates and Taxable Sales	77
Ratio of Outstanding Debt by Type	78
Schedule of Ratios of Net General Bonded Debt Outstanding	79
Computation of Direct and Overlapping Debt - General Obligation Bonded Debt	80
Legal Debt Margin Information	81
Pledged Revenue Coverage	82
Demographic and Economic Statistics	83
Principal Employers	84
Full-Time Equivalent City Government Employees by Function/Program	85
Operating Indicators By Function	86
Capital Asset Statistics by Function/Program	87

Introductory Section



PRINCIPAL OFFICIALS

MAYOR

Ella M. Jones

COUNCIL MEMBERS

Linda Lipka
Phedra Nelson
Heather Robinett
J. Toni Burrow
Fran Griffin
Naquittia Noah

ACTING INTERIM CITY MANAGER

John Hampton

DIRECTOR OF PUBLIC WORKS

Donald Boyce

DIRECTOR OF PARKS & RECREATION

David Musgrave

CHIEF - FIRE DEPARTMENT

John Hampton

CHIEF - POLICE DEPARTMENT

Jason Armstrong

DIRECTOR OF FINANCE

Alexis Miller

DIRECTOR OF PLANNING AND DEVELOPMENT

Elliot Liebson

COURT CLERK

Tanya Webber

CONSENT DECREE COORDINATOR

Nicolle Barton

CITY CLERK

Octavia Pittman

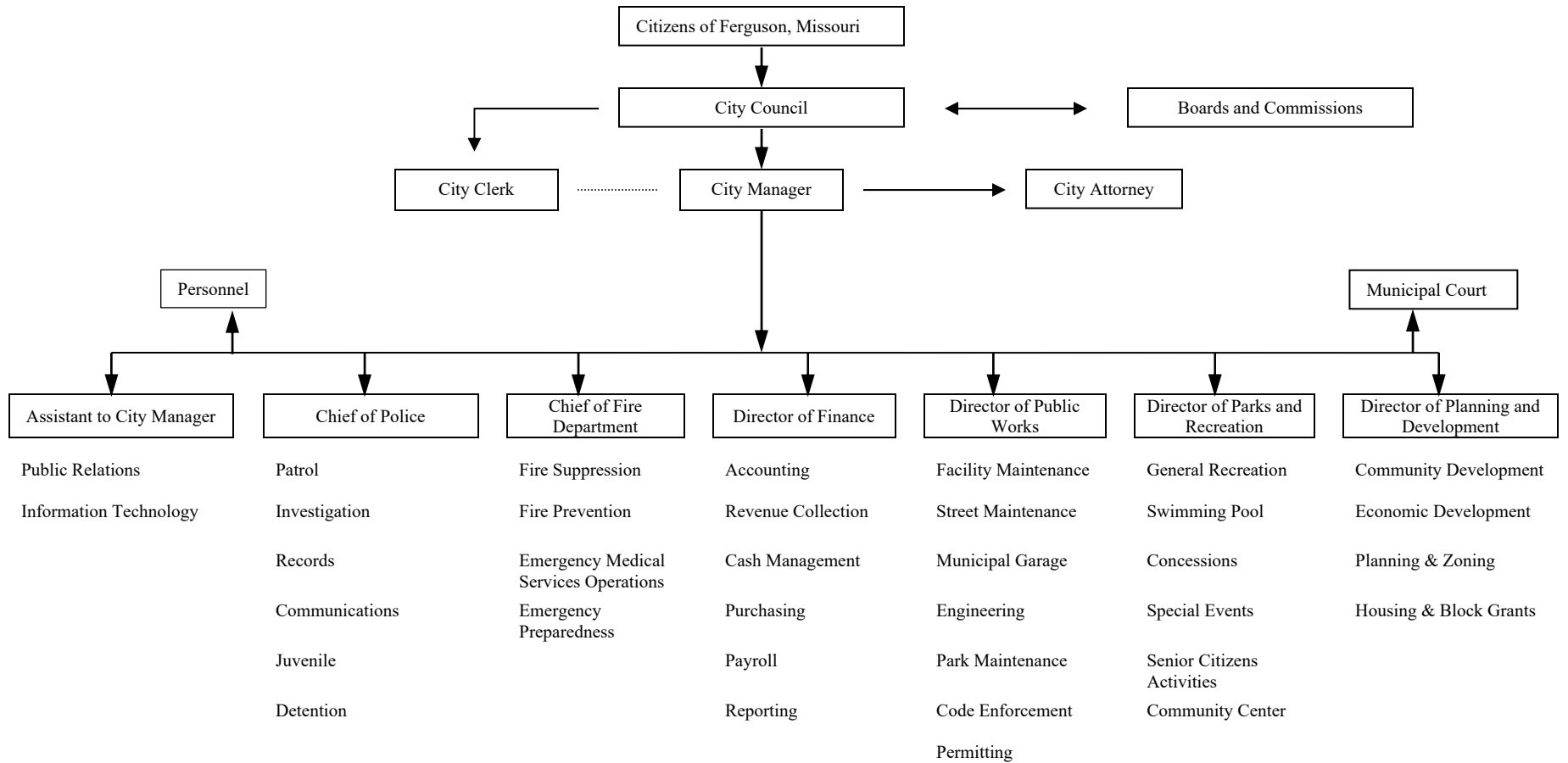
DIRECTOR OF HUMAN RESOURCES

Veta Crosswhite

ASSISTANT TO THE CITY MANAGER

Chris Crabel

ADMINISTRATIVE ORGANIZATIONAL CHART





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Ferguson
Missouri**

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

June 30, 2020

Christopher P. Morill

Executive Director/CEO



CITY OF FERGUSON

MISSOURI 63135

December 22, 2021

To the Honorable Mayor, Members of the City Council,
and Citizens of the City of Ferguson, Missouri:

State law and local ordinances require that all general-purpose local governments publish a complete set of financial statements presented in conformance with accounting principles generally accepted in the United States of America (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of the City of Ferguson, Missouri for the fiscal year ended June 30, 1. This year's comprehensive annual financial report (CAFR) is the seventeenth year that the City has presented its financial statements under the reporting model required by Governmental Accounting Standards Board Statement No. 34 (GASB 34), Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments. The format and the purpose of these changes are addressed in Management's Discussion and Analysis (MD&A).

This report consists of management's representations concerning the finances of the City of Ferguson, Missouri. Consequently, management assumes full responsibility for the completeness and reliability of all information presented in this report. To the best of our knowledge and belief, the enclosed data are accurate in all material respects and are reported in a manner designed to present fairly the financial position and results of operations of the various activities of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

The City of Ferguson, Missouri's financial statements have been audited by Botz, Deal & Co., P.C., a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the basic financial statements of the City of Ferguson, Missouri, for the year ended June 30, 2021, 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 auditor concluded, based upon their audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Ferguson, Missouri's financial statements for the fiscal year ended June 30, 2021, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

CITY HALL
110 Church St.
(314) 521-7721
FAX # (314) 524-5173

CLERK of COURT
222 S. Florissant Rd.
(314) 524-5264
FAX # (314) 524-4127

POLICE
DEPARTMENT
222 S. Florissant Rd.
(314) 522-3100
FAX # (314) 524-5290

FIRE
DEPARTMENT
110 Church St.
(314) 522-1122
FAX # (314) 521-9213

RECREATION
DEPARTMENT
501 N. Florissant Rd.
(314) 521-4661
FAX # (314) 524-5077

MUNICIPAL
GARAGE
901 Ferguson Ave.
(314) 521-8373
FAX # (314) 521-5165

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

THE FINANCIAL REPORTING ENTITY

The City of Ferguson, Missouri, initially incorporated in 1894, is a suburban community located in North St. Louis County between two major interstate highways. Since 1954, the City has operated under the Council-Manager form of government. Policy-making and legislative authority are vested in a governing council consisting of the Mayor and six City Council Members. The City Council is responsible for, among other things, passing ordinances, adopting the budget, appointing committees and hiring the City Manager, City Clerk, and Police Chief, and appointing the Municipal Judge and Prosecuting Attorney. The City Manager is responsible for carrying out the policies and ordinances of the City Council, overseeing the day-to-day operations of the City and appointing the heads of the various departments. The City Council is elected on a non-partisan basis. Council members serve three-year staggered terms, with three Council members elected in each of two years. The Mayor is elected, at large, to serve a three-year term, in the third year of the three-year cycle.

The City of Ferguson, Missouri provides a full range of municipal services. These services include legislative, administrative, judicial, police and fire protection, street maintenance and improvements, planning and zoning, public improvements, cultural and recreational services.

The Ferguson Special Business District (FSBD) is a board of the City. It was created by ordinance to maintain and improve the City's downtown business district. Its activities are included as a special revenue fund. The Ferguson Neighborhood Improvement Program (FNIP) is a not-for-profit corporation. It was established to assist in rehabilitation and restoration of housing and residential properties in the City utilizing resources unavailable to the City. The FNIP Board of Directors is appointed by the City Council. However, the City cannot "impose its will" on FNIP. It is not a component unit. Complete financial statements of FNIP may be obtained from their administrative offices at 110 Church Street, Ferguson, Missouri 63135.

ECONOMIC CONDITION AND OUTLOOK

The City of Ferguson, Missouri, occupies a land area of about seven (7) square miles and serves a population of 21,203 residents, who are ideally located to commute to employment in downtown St. Louis or to any of the many nearby commercial areas. The world headquarters of Emerson Electric is located within the City.

The City of Ferguson is a mature city that has experienced considerable commercial and residential growth in past years. However, City development has slowed in recent years as the City has limited space for commercial growth. However, the Downtown Business District still has great potential in offering additional business growth, goods and services and sales tax revenues. Commercial redevelopment can produce some of the additional revenues necessary to address resident concerns, such as infrastructure needs and quality services.

The City has two main retail bases, North County Festival and the Crossings at Halls Ferry. North County Festival includes Wal-Mart, Sam's Club and a variety of smaller stores, while the Crossings at Halls Ferry is anchored by Home Depot, with many other smaller stores. A number of restaurants are also located in the area. The other anchor, Shop'n Save, closed in December 2018 and has not been backfilled at this time.

Efforts are well underway to redevelop the City's historic downtown business district. A pay-as-you-go Tax Increment Financing (TIF) district was established in September, 2002 to assist with redevelopment of the downtown business district. TIF assistance is useful in attracting major development as well as assisting local business owners with improvements to new or existing businesses.

A joint redevelopment effort by St. Louis County and the Cities of Ferguson, Berkeley, and Kinloch is in the process of transforming over 600 acres of vacant property adjacent to Lambert International Airport into a major industrial park. The project is planned to include medium and low rise industrial, commercial and office uses. It is projected to create up to 12,000 jobs over a period of 20 years and have a cumulative, regional economic impact of at least \$7 billion. Although only a small portion of the redevelopment area lies within Ferguson, the economic benefits created by the new jobs and the increased business traffic are expected to be significant. The development is already home to Express Scripts, Staples, Schnuck Markets, SKF Lincoln, and a Hilton Garden Inn.

FINANCIAL CONTROLS

Management of the City is responsible for establishing and maintaining an internal control framework that is designed to protect the City's assets from loss, theft, or misuse. City management must also ensure that adequate accounting data is compiled to allow for the preparation of accurate financial statements in conformance with generally accepted accounting principles. Because the cost of internal controls should not outweigh their benefits, the City of Ferguson, Missouri's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statement will be free from material misstatement.

Accounting records for the City's general governmental operations are maintained on a modified accrual basis. As such, revenues are recorded when measurable and available, and expenditures are recorded when the liability is incurred.

The annual operating budget serves as the foundation for the City of Ferguson, Missouri's financial planning and control. All departments of the City of Ferguson are required to submit requests for appropriation to the Director of Finance each year. The Director of Finance uses these requests as the starting point for development of a proposed budget. After review, the City Manager then presents this proposed budget to the City Council for review. The City Council is required to hold a public hearing on the proposed budget and to adopt a final budget no later than June 30th, the close of the City of Ferguson's fiscal year. The appropriated budget is prepared by fund, function (e.g., public safety), and department (e.g., police). The City Manager may make transfers of appropriations within a department. Transfers of appropriations between departments, however, require the approval of the City Council.

All governmental funds are appropriated. The single exception to this statement is the North Park Redevelopment TIF Fund (North Park) which earns less than \$500 per year in revenue and has no expenditures. Budget-to-actual comparisons are provided in this report for each individual governmental fund. For the General Fund and Parks Fund, this comparison is presented as required supplementary information. For all other governmental funds, except North Park, final budget-to-actual comparisons are found in other supplementary information. Budgets are prepared on a basis consistent with GAAP.

Relevant Financial Policies – The City of Ferguson has adopted a comprehensive set of financial policies. During the current year, two of these policies were particularly relevant. The City of Ferguson, has a policy that requires the adoption of a balanced annual budget (i.e., estimated revenues equal to or in excess of appropriations). As a result of the economic downturn, however, estimated revenues were less than appropriations (\$11,676,600 v. \$13,236,600). In such cases, the policy allows for the appropriation of fund balance to close the gap. The amount necessary for this purpose in the original budget was \$524,000, which ended as a positive variance of about \$2,028,346 in the final amended budget. However, thanks to measures taken during the year to control expenditures, as well as the conservative approach to revenue estimates, the City of Ferguson ultimately did not have to spend any reserves the year, and ultimately is having a positive variance to fund balance.

In addition, the City of Ferguson has a policy that nonrecurring (i.e., “one-time”) resource inflows not be used for operating purposes. During the current year, the Federal government awarded American Rescue Plan Act fund of about \$3.8 million dollars, half of which was to be received during the current fiscal year. Plans for those funds were limited to one-time non-recurring expenditures, and would not be used as a supplement operating resource.

Single Audit - As a recipient of federal, state and county financial assistance, the City is responsible for ensuring that adequate internal controls are in place to ensure compliance with applicable laws and regulations related to those programs. These internal controls are subject to periodic evaluation by the City's management and staff. In years when Federal grant receipts exceed \$750,000, the City is required to undergo an audit in conformity with the provisions of the Single Audit Act as amended in 1996 and the United States Office of Management and the Uniform Guidance. For the fiscal year ended June 30, 1, the City did meet the minimum threshold of the Single Audit Act. Accordingly, the single audit was performed.

Capital Projects - It is a priority of the City to maintain and improve existing infrastructure. A vital element for managing both of these priorities is the development and maintenance of the City's infrastructure through capital improvements. The management of the City's Capital Improvements Program is controlled through the use of a long-range plan approved in concept by the Mayor and City Council. The Capital Improvement Program projects the City's capital improvement needs for a five-year period and is reviewed and updated annually. The management and accounting of this plan is controlled through the use of capital project funds. The primary sources of financing for these improvements include capital improvement sales tax, park sales taxes, City budgeted funds, tax increment financing and revenue from federal, state and county grants.

OTHER INFORMATION

Cash Management Policies and Practices - Temporarily idle cash in the governmental funds during the year was invested in certificates of deposit obligations of the U.S. Treasury and other US Agencies. The maturities of the investments range from overnight to up to ten years. The City's investment policy is to minimize credit and market risks while maintaining a competitive yield on its portfolio. Accordingly, all of the City's deposits were either insured by federal depository insurance or collateralized. All collateral on deposits was held either by the City's agent, the Federal Reserve Bank, or a financial institution's trust department in the City's name.

Risk Management - The City is a member of the St. Louis Area Insurance Trust (SLAIT), a public entity risk pool comprised of various municipalities in St. Louis County, Missouri. This pool covers workers' compensation and liability exposures. The purpose of this pool is to share the cost of self-insurance with other similar, professionally managed cities. The Daniel & Henry Company provides claims administration for the trust. The City is provided liability coverage by Missouri Public Entity Risk Management Fund (MOPERM). Additional information on the City of Ferguson, Missouri's risk management activity can be found in the notes to the financial statements.

Debt Administration - At year end, the City had six debt issues outstanding. These issues and original issue amounts include (1) \$2,960,000 in certificates of participation related to the City's capital lease obligation for the construction of the *Splash at Wabash* aquatic facility, which were defeased in April 2012 and refinanced in the amount of \$2,065,000 (2) \$5,000,000 in variable rate bonds for infrastructure improvements, (3) \$8,000,000 in general obligation bonds related to land purchase and construction of a replacement of Firehouse 1 that was refunded in 2021, and (4) \$9,500,000 in certificates of participation bonds issued to purchase land and remodel existing buildings (5) \$1,016,900 in certificates of participation bonds issued to purchase a new heavy duty pumper. At year end, the City had a capital lease obligation outstanding. The original issue cost of the lease is \$1,086,136. Lease funds were expended for the acquisition and installation of energy saving equipment (HVAC and street lighting). Under the terms of the lease agreement, it is the City's intent to purchase the leased assets at the end of the lease term.

Pension - The City of Ferguson sponsors a single-employer defined benefit pension plan (the Plan) for substantially all full-time employees. Plan governance is the responsibility of an independent Pension Board. Each year, an independent actuary, engaged by the Pension Board, calculates the amount of the annual contribution the City must make to the pension plan to ensure the plan will be able to fully meet its obligations to retired employees on a timely basis. As a matter of policy, the City fully funds each year's annual required plan contribution. In each of the last five fiscal years, the City has made its actuarially required payments.

Additional information on the City of Ferguson, Missouri's pension arrangements can be found in the notes to the financial statements and the City's website (www.fergusoncity.com).

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 (Certificate of Achievement) to the City of Ferguson, Missouri for its comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2019. This was the sixteenth consecutive year the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City published an easily readable and efficiently organized CAFR. This report satisfied both U.S. generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year. We believe that our current CAFR continues to meet the Certificate of Achievement Program's requirements and we will submit it for GFOA certification.

The preparation of this report would not have been possible without the dedicated service of the entire staff of the finance department and various other departments of the City. An expression of gratitude is also extended to the Mayor and the City Council for their leadership and on-going concern for the financial well-being of the City. Finally, we would like to acknowledge the assistance of our independent auditors, Botz, Deal & Company, P.C. Their assistance and recommendations, both in the preparation of this report, as well as their consultations and interim reviews, are sincerely appreciated.

Respectfully submitted,



Eric Osterberg
Interim City Manager



Alexis Miller
Director of Finance

Financial Section

INDEPENDENT AUDITORS' REPORT



The Honorable Mayor and Members of
the City Council of the
CITY OF FERGUSON, MISSOURI

Report on the 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 Ferguson, Missouri, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

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 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 of 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 Ferguson, Missouri, as of June 30, 2021, and the respective changes in the financial position and 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 budgetary comparison information, schedule of changes in net pension liability, investment returns and related ratios, schedule of actuarially determined contributions, and schedule of changes to total other post-employment benefits and related ratios and on pages 4 through 14 and 53 through 58 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

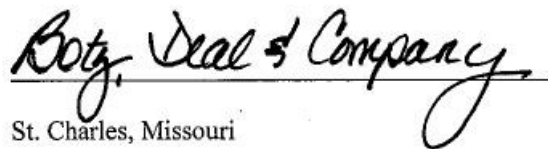
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Olivette, Missouri's basic financial statements. The introductory section, combining nonmajor fund financial statements, and budgetary comparison schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

The combining nonmajor fund financial statements and budgetary comparison schedules included in the supplemental information section are the responsibility of management and were derived from and relate 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 combining nonmajor fund financial statements and budgetary comparison schedules are fairly stated in all material respects in relation to the 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 December 22, 2021, on our consideration of the City of Ferguson, Missouri's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contract, 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 Ferguson, Missouri's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Ferguson, Missouri's internal control over financial reporting and compliance.


St. Charles, Missouri

December 22, 2021

CITY OF FERGUSON, MISSOURI

MANAGEMENT'S DISCUSSION AND ANALYSIS JUNE 30, 2021

As management of the City of Ferguson, Missouri (the "City"), we offer readers of the City's financial statements, this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2021. We encourage readers to consider the information presented here in conjunction with additional information we have furnished in our letter of transmittal, which can be found within this report.

Financial Highlights

- On a government-wide basis, at the end of the current fiscal year, the City's assets and deferred outflows exceeded its liabilities and deferred inflows by \$36,670,234. This represents an increase of \$3,728,871 from operations for the fiscal year ending June 30, 2021.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$12,741,673. This represents an increase of \$3,453,876 from current year operations.

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 basic financial statements. This report also contains required supplemental information, other supplemental information, and statistical 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. Note that the government-wide financial statements exclude fiduciary fund activities.

The *statement of net position* presents information on all of the City's assets, deferred outflows, liabilities and deferred inflows, 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).

CITY OF FERGUSON, MISSOURI

Management's Discussion and Analysis (continued)

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

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 of Ferguson, Missouri, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of Ferguson, Missouri can be divided into two categories: governmental funds and fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same function reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

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

The City maintains several individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Parks Fund, and Capital Improvements Sales Tax Fund; all of which are considered major funds. Data from the other governmental funds are combined into a single, aggregated presentation called "other nonmajor funds." Individual fund data for each of these non-major governmental funds is provided in the form of combining statements in the other supplementary information section of this report.

The City adopts an annual appropriated budget for its General Fund, Parks [Special Revenue] Fund, Capital Improvements Sales Tax [Capital Projects] Fund, Special Business District [Special Revenue] Fund, Farmers' Market Fund [Special Revenue], Sewer Lateral [Special Revenue] Fund, Economic Development Sales Tax [Special Revenue] Fund, Downtown TIF Redevelopment [Special Revenue] Fund, Certificates of Participation [Debt Service] Fund, and General Obligation Bonds [Debt Service] Fund. Budgetary comparison schedules have been provided for all budgeted funds to demonstrate legal compliance with the respective adopted budget.

CITY OF FERGUSON, MISSOURI

Management's Discussion and Analysis (continued)

The City does not appropriate funds for the North Park Redevelopment TIF Fund. The fund typically receives *de minimus* amounts of revenue annually and has no expenses and no substantial fund balance.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the City of Ferguson, Missouri's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

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

Required Supplemental Information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplemental information*.

Other Supplemental Information

The combining and individual fund statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplemental information.

Government-Wide Financial Analysis - Financial Analysis of the City as a Whole

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows exceeded liabilities and deferred inflows by \$36,670,234 as of June 30, 2021.

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

CITY OF FERGUSON, MISSOURI

Management's Discussion and Analysis (continued)

Governmental Activities			
	2021	2020	Variance
Current and other assets	\$ 17,977,903	\$ 13,314,509	\$ 4,663,394
Capital assets	35,930,497	37,301,400	(1,370,903)
Total assets	<u>53,908,400</u>	<u>50,615,909</u>	<u>3,292,491</u>
Total deferred outflows of resources	<u>696,532</u>	<u>1,959,602</u>	<u>(1,263,070)</u>
Current and other liabilities	1,119,618	3,485,983	(2,366,365)
Long-term liabilities	<u>13,235,300</u>	<u>15,285,568</u>	<u>(2,050,268)</u>
Total liabilities	<u>14,354,918</u>	<u>18,771,551</u>	<u>(4,416,633)</u>
Total deferred inflows of resources	<u>3,579,780</u>	<u>862,597</u>	<u>2,717,183</u>
Net position:			
Net investment in capital assets	23,577,360	24,070,312	(492,952)
Restricted	5,481,175	5,596,267	(115,092)
Unrestricted	<u>7,611,699</u>	<u>3,274,784</u>	<u>4,336,915</u>
Total net position	<u><u>\$ 36,670,234</u></u>	<u><u>\$ 32,941,363</u></u>	<u><u>\$ 3,728,871</u></u>

Governmental Activities

On a government-wide basis, governmental activities resulted in the City's net position increasing by \$3,728,871.

As disclosed in prior year's financial statements, in August 2014, one of the City's police officers was involved in a use of deadly force incident which resulted in the death of an individual. This event precipitated civil unrest. The response to the unrest, as well as other related matters, resulted in significant, continued expenditures and lost revenues.

The following narrative illustrates key elements of the increase in net position as a result of governmental activities, as shown on the following table.

- Overall, charges for services increased about \$308,000. As COVID-19 restrictions eased, and vaccines became available, the City was able to increase services available to residents, allowing for a modest increase over the prior year. This figure is about 11% below Fiscal Year 2019 figures.
- Operating grants increased by about \$1,431,000. The majority of the increase is the result of Coronavirus Aid, Relief, and Economic Security Act (CARES Act) Municipal Relief Program. St. Louis County was the recipient of CARES Act funds, and a portion of those funds were allocated to the municipalities within St. Louis County. The City used those funds to reimburse expenses incurred in response to the COVID-19 Pandemic.

CITY OF FERGUSON, MISSOURI

Management's Discussion and Analysis (continued)

- Overall, sales tax receipts rose slightly as the economy began to rebound from the pandemic. Sales taxes from the Saint Louis County sales tax (POOL) saw a slightly larger increase than point of sale (POS) due to the easing of COVID-19 restrictions County-wide. The City does receive both POOL and point of sale (POS) tax revenue, this has allowed the city to see a smoother impact to Sales Tax Revenue –both POOL and POS taxes are up.
- The City has had a decrease of about \$260,000 in interest income due extremely low interest rates. The City continues to invest funds as available to maximize returns.
- The increase of about \$100,000 in miscellaneous income was due mostly to a surplus refund from the St. Louis Area Insurance Trust for health insurance.
- In total, General Government expenditures decreased about \$1,900,000 or about 10%. This is due in large part to the following:
 - The City settled a number of lawsuits in Fiscal Year 2020, thus reducing litigation and professional fees for attorney expense by about \$930,000.
 - Information Technology experienced an almost \$40,000 decrease in professional services. During the second half of Fiscal Year 2020 the City experienced a catastrophic failure of one of the servers that required additional professional services to recover the information on the server. All servers are backed up aimed at eliminating this expense.
- Overall, Public Safety expenses decreased about \$1,070,000 in Fiscal Year 2021 to about \$8,200,000. Operating costs in both Municipal Court and Code Enforcement decreased by about \$16,000 and \$40,000 respectively. Police Operating costs for Fiscal Year 2021 decreased by about \$203,000 to about \$4,275,000. These changes reflect the ongoing struggle to recruit quality officers to replace those that we lose to other departments in the area. The turnover of more senior staff this has had a direct effect on accrued liabilities and pension expense as more senior staff leave their accrued benefits are paid out, reducing the overall accrued liability. Likewise, with most police staff not having vested with the pension program with the City, the overall pension liability has been reduced. The Pension Fund had significant returns during Fiscal Year 2021 which reduces the amount of pension expense recognized in the government wide statements as well.
- Highway and Streets costs decreased by about \$272,000 in Fiscal Year 2021 to about \$2,623,000. Of this amount, street maintenance costs decreased about \$35,000 to about \$806,000. Municipal garage costs decreased about \$124,000 to about \$633,000. Public Works Administrative costs decreased about \$30,000. The balance of the decrease is related significant returns experience by the Pension fund as well as senior staff turnover reducing pension liabilities as well as accrued benefit liabilities respectively.

CITY OF FERGUSON, MISSOURI

Management's Discussion and Analysis (continued)

- Community Development costs increased almost \$520,000 to about \$1,176,000 in Fiscal Year 2021. About \$107,000 of the increase resulted from the increase in sewer lateral repair. Due to the pandemic more residents are working and being educated from home, this is reflected in a greater need for sewer lateral repair. The City issued Business Assistance grants to businesses within the Downtown District during the pandemic. The City also purchased and demolished about 10 derelict homes within city limits. Finally, the City's redevelopment agreement for a property within the downtown district was completed and final payments were made in accordance with said agreement.
- Culture and Recreation costs decreased about \$151,000 to about \$1,620,000 in Fiscal Year 2021. Although some pandemic restrictions eased in the last quarter of the year, the first nine months saw little to no activity at the Community Center and Parks. This had a direct effect on most accounts including Part-time salaries, Reimbursable Programs, 4th of July (as it was cancelled), public reporting as well as utilities. Because of the public nature of its programs and activities, as the COVID-19 lingered, this functional area experienced the most significant reduction in activities and revenues in the entire City.
- Overall, Interest and Fiscal Charges decreased about \$18,000, or 4%, to about \$401,000 for Fiscal Year 2021. While relatively small, this decrease is resultant of the overall decrease in debt burden of the City as indicated on page 12. As indicated, total debt decreased by about \$1,000,000 in Fiscal Year 2021. This is not a percentage point for percentage point decrease between debt and interest mostly because by the nature of municipal debt, older issuances of debt bear interest at a higher rate.

CITY OF FERGUSON, MISSOURI

Management's Discussion and Analysis (continued)

Governmental Activities			
	<u>2021</u>	<u>2020</u>	<u>Variance</u>
Revenues:			
Program revenues:			
Charges for service	\$ 1,459,448	\$ 1,151,416	\$ 308,032
Grants and contributions	3,275,359	1,844,000	1,431,359
General revenues:			
Taxes	15,606,545	15,133,719	472,826
Interest income	4,457	268,136	(263,679)
Miscellaneous	264,811	164,397	100,414
Total revenues	<u>20,610,620</u>	<u>18,561,668</u>	<u>2,048,952</u>
Expenses:			
General government	2,862,322	3,831,945	(969,623)
Public Safety	8,198,070	9,276,253	(1,078,183)
Highway and streets	2,623,068	2,895,814	(272,746)
Community development	1,176,598	657,072	519,526
Culture and recreation	1,620,090	1,771,500	(151,410)
Interest and fiscal charges	401,601	420,013	(18,412)
Total expenses	<u>16,881,749</u>	<u>18,852,597</u>	<u>(1,970,848)</u>
Increase (decrease) in net position	3,728,871	(290,929)	4,019,800
Net position, beginning of year	<u>32,941,363</u>	<u>33,232,292</u>	<u>(290,929)</u>
Net position, end of year	<u>\$ 36,670,234</u>	<u>\$ 32,941,363</u>	<u>\$ 3,728,871</u>

Financial Analysis of the City of Ferguson, Missouri's Funds

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

Governmental Funds

The focus of the City's governmental funds is to provide information on inflows, outflows, and balances of available spendable resources. Such information may be 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.

The General Fund is the main operating fund of the City. At June 30, 2021, the unassigned fund balance of the General Fund was \$5,882,353 and the total fund balance was \$6,308,865. The difference of \$426,512 represents non-spendable fund balance (prepaid items and inventory). As a measure of the General Fund's liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance represents 46.3% of total General Fund expenditures of \$12,694,217 as compared to 28.0% in Fiscal Year 2020.

CITY OF FERGUSON, MISSOURI

Management's Discussion and Analysis (continued)

The General Fund's fund balance increased by \$2,028,346 in Fiscal Year 2021. There were several factors that influenced the increase in fund balance in 2021. Overall, revenues did not decrease as significantly as anticipated with the COVID-19 Pandemic. Due to the City's mix between both POOL and POS for sales taxes, the City did not see as significant an eroding of tax revenues after the Count-wide shut down was over as other municipalities. The City had previously elected to push back business license due dates until the current fiscal year which in effect double said revenue for the fiscal year. Expenses for the year also decreased due to the COVID-19 Pandemic. Due to the uncertainty of the duration of the pandemic and its effect on the economy, the City used an extremely conservative approach to spending. All budgets were cut and all spending was done with consideration to if an item could wait until the worst of the pandemic had subsided. The City also received about \$1,400,000 in Coronavirus Aid, Relief, and Economic Stability (CARES) Act funds through St. Louis County Municipal Relief grants to offset COVID-19 response expense.

Significant changes in other fund's fund balances are as follows:

- With respect to the Parks Special Revenue Fund, overall expenses were reduced due to limitations on programming and events due the COVID-19 Pandemic. In an effort to reduce expenses with the pandemic looming, no common fleet purchases were made in which the Parks Special Revenue Fund would share in expense. These factors created an overall increase in Fund Balance of about \$249,000.
- With respect to the Capital Improvements Sales Tax Fund, while revenues were down about \$500,000 due to a reduction in grant revenue for Surface Transportation projects, there were no significant street replacements, coupled with an overall reduction in expense of about \$1,400,000 created an overall increase in fund balance of about \$1,550,000. There was a significant increase in transfers from the Economic Development Sales Tax fund for City match of Surface Transportation Projects that had not been recognized in previous years.
- With respect to the Sewer Lateral Special Revenue Fund, fund balance decreased by almost \$90,000 this year which is the first time the City has dipped into the Sewer Lateral Reserves in several years. This is the result of decreased revenues, about \$20,000, due evenly to decreased tax revenues as well as a decrease of interest/investment income, and about \$100,000 in increased expenses for projects. The pandemic has had people spending more time at home and therefore having plumbing/sewer lateral repairs completed.
- With respect to the Economic Development Sales Tax (EDST) Fund, fund balance decreased just over \$428,000. Expenses increased by about \$176,000, or more than double the prior year expenditures. This is in part the result of increased utilization business assistance grant program, coupled with the purchase and demolition of several derelict homes within city limits. Transfers also experienced a one-year increase due to City match for Surface Transpiration Programs not having been recognized.

CITY OF FERGUSON, MISSOURI

Management's Discussion and Analysis (continued)

- With respect to the Downtown TIF Special Revenue Fund, fund balance increased by over \$124,000, which is about \$207,000 less than the prior year. This is the result of reduction in revenues and increased expenses. The fund's increase in expenditures was mainly due to the existence of the completion of one redevelopment grant.
- With respect to the General Obligation Bonds Debt Service Fund, fund balance increased by almost \$43,000. This increase is the result of tax collections exceeding required debt service payments.

Fiduciary Funds

The City maintains trust and custodial funds to account for monies received and held for the benefit of others for the following purposes:

- Assets of the Pension Plan accumulated to provide benefits for all vested participants.
- Bond deposits held to ensure a defendant's appearance in court.

Capital Assets

The City has invested \$35,930,497, net of depreciation, in a broad range of capital assets as of June 30, 2021. This investment in capital assets is summarized as follows.

Capital Assets, Net of Depreciation

	<u>2021</u>	<u>2020</u>	<u>Variance</u>
Land	\$ 3,979,552	\$ 3,979,552	\$ -
Construction in progress	156,135	50,562	105,573
Buildings and improvements	17,638,793	18,763,317	(1,124,524)
Machinery and equipment	1,615,356	1,140,714	474,642
Motor vehicles	2,592,899	2,953,659	(360,760)
Infrustrcture	9,947,762	10,413,596	(465,834)
Total	<u>\$ 35,930,497</u>	<u>\$ 37,301,400</u>	<u>\$ (1,370,903)</u>

Additional information regarding the City's capital assets may be found in Note 6 of the Notes to Financial Statements.

Long-Term Debt

The City's outstanding long-term debt obligations for governmental activities decreased by \$970,148 to \$12,270,832 at June 30, 2021. The net decrease in the City's long-term debt obligations is the result of debt service payments offset by debt issued of \$460,480.

CITY OF FERGUSON, MISSOURI

Management's Discussion and Analysis (continued)

The following summarizes the City's governmental activities debt:

Governmental Activities			
	<u>2021</u>	<u>2020</u>	<u>Variance</u>
Variable Rate Capital Improvement Bonds 2005	\$ -	\$ 244,983	\$ (244,983)
Certificates of Participant, Series 2012	220,000	435,000	(215,000)
Certificates of Participant, Series 2013	5,985,000	6,400,000	(415,000)
Certificates of Participant, Series 2019	915,210	556,420	358,790
General Obligation Refunding Bonds, Series 2021	4,480,000	-	4,480,000
General Obligation Bonds, Series 2011	-	4,865,000	(4,865,000)
Capital lease	670,622	739,577	(68,955)
Total Governmental Activities	<u>\$ 12,270,832</u>	<u>\$ 13,240,980</u>	<u>\$ (970,148)</u>

Additional information regarding the City's long-term debt may be found in Note 7 of the Notes to Financial Statements.

Significant Variances between Final Budgets and Actual

The following represent the most significant variances between final budget and actual results for the City's General Fund revenues and expenses -

- Regarding revenues, the final budget of anticipated total revenues was set at \$15,188,000 which is about \$3,562,000 more than the original budget of \$11,676,600. This final estimate was based on nine (9) months of collections data and trying to estimate the sales tax revenues attributable to lingering restrictions due to the COVID-19 pandemic. Actual revenues of about \$13,937,000 result in an unfavorable variance of almost \$1,250,000, or about 9% from the forecasted budget. The City had anticipated receiving American Recovery Plan Act (ARPA) fund in June of 2021. Those funds were not received until Fiscal Year 2022.
- The City was anticipating hiring for several positions in various departments above the significant number of vacant positions within Public Safety during the spring of 2021, hoping to become fully staffed. While some success was found in various departments, there remained at year end a number of vacant positions within public safety. This failure to become fully staffed created a favorable variance of about \$792,000 in overall expense.

The Parks Fund had a positive variance of about 5% or about \$143,500 from the original revenue budget of \$ 2,052,800. While revenues were forecasted to drop due to the pandemic, point of sales tax revenues were not impacted as significantly as sales tax revenues from the County Pool. The final budget of anticipated expenditures and transfers was set at about \$2,106,200 or about 6% less than originally budgeted at \$2,239,200. Expenditures were forecasted low due to slower easing of restrictions due to the pandemic. Expenditures showed a positive variance of about \$8,500 along with a positive variance in transfers out of \$150,800.

CITY OF FERGUSON, MISSOURI

Management's Discussion and Analysis (continued)

Economic Factors and Next Year's Budget

One of the City's greatest challenges has been devising a plan to continue to deliver services and maintain operations with a substantially eroded revenue base while dealing with exogenous issues like consent decree compliance. And to a very large degree, it has succeeded. At this juncture, the City still has many challenges ahead of it. Unlike in the past, today, most of those challenges are known and a plan exists to meet them.

With anticipated revenues of \$14,268,500 for Fiscal Year 2022, the City has had to estimate sales tax revenues amid the pandemic. The City has forecasted that there will continue to be little growth due to pandemic. Increase is a reflection of American Recovery Plan Act (ARPA) funds anticipated late in the year. The City has added some items back to the budget that were excluded in the prior year due to COVID-19 concerns. This increase in expense leads the City to believe that there will be a slight negative Fund Balance variance at year end of almost \$7,000.

Requests for Information

This financial report is designed to provide a general overview of the City of Ferguson, Missouri's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Director of Finance, City of Ferguson, Missouri, 110 Church Street, Ferguson, MO 63135.

Basic Financial Statements

CITY OF FERGUSON, MISSOURI

STATEMENT OF NET POSITION

JUNE 30, 2021

	Governmental Activities
ASSETS	
Cash and investments	\$ 10,682,008
Taxes receivable:	
Property	482,729
Sales	1,671,232
Other	374,065
Accounts receivable - net	776,058
Prepaid items	361,976
Inventory	121,002
Net pension asset	3,508,833
Capital assets - net	
Nondepreciable	4,135,687
Depreciable	31,794,810
TOTAL ASSETS	<u>53,908,400</u>
DEFERRED OUTFLOWS OF RESOURCES	
Bond refunding	7,578
Pension related deferred outflows	647,193
Other post employment benefits related deferred outflows	41,761
TOTAL DEFERRED OUTFLOW OF RESOURCES	<u>696,532</u>
LIABILITIES	
Accounts payable	354,745
Wages and benefits payable	279,653
Other liabilities	211,956
Accrued interest payable	71,604
Unearned revenue	201,660
Noncurrent liabilities:	
Due in one year	1,838,736
Due in more than one year	11,122,493
Total other post employment benefits liability	274,071
TOTAL LIABILITIES	<u>14,354,918</u>
DEFERRED INFLOWS OF RESOURCES	
Pension related deferred inflows	3,571,141
Other post employment benefits related deferred inflows	8,639
TOTAL DEFERRED INFLOW OF RESOURCES	<u>3,579,780</u>
NET POSITION	
Net investment in capital assets	23,577,360
Restricted for:	
Parks	1,248,610
Debt service	1,118,616
Economic development	1,162,746
Downtown TIF	742,277
Sewer Lateral	1,208,926
Unrestricted	7,611,699
TOTAL NET POSITION	<u>\$ 36,670,234</u>

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

CITY OF FERGUSON, MISSOURI
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2021

Functions/Programs	Expenses	Program Revenue			Net (Expense) Revenue and Change in Net Position
		Charges for Service	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental Activities					
General government	\$ 2,862,322	\$ 879,950	\$ 1,458,152	\$ 2,084	\$ (522,136)
Public safety	8,198,070	173,998	171,874	-	(7,852,198)
Highway and streets	2,623,068	287,011	-	1,172,165	(1,163,892)
Community development	1,176,598	-	-	-	(1,176,598)
Culture and recreation	1,620,090	118,489	23,710	447,374	(1,030,517)
Interest and fiscal charges	401,601	-	-	-	(401,601)
TOTAL GOVERNMENTAL ACTIVITIES	<u>\$ 16,881,749</u>	<u>\$ 1,459,448</u>	<u>\$ 1,653,736</u>	<u>\$ 1,621,623</u>	<u>(12,146,942)</u>
General revenues:					
Taxes:					
Sales					9,887,169
Utility					2,587,946
Property					3,131,430
Interest income					4,457
Other revenue					264,811
TOTAL GENERAL REVENUES					<u>15,875,813</u>
CHANGE IN NET POSITION					<u>3,728,871</u>
NET POSITION - BEGINNING OF YEAR					<u>32,941,363</u>
NET POSITION - END OF YEAR					<u>\$ 36,670,234</u>

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

CITY OF FERGUSON, MISSOURI
BALANCE SHEET - GOVERNMENTAL FUNDS
JUNE 30, 2021

	General Fund	Parks Fund	Capital Improvements Sales Tax	Other Nonmajor Funds	Total
ASSETS					
Cash and investments	\$ 5,659,609	\$ 2,696,572	\$ 100,124	\$ 2,225,703	\$ 10,682,008
Taxes receivable:					
Sales	963,109	185,963	256,356	265,804	1,671,232
Property	269,869	63,096	-	149,764	482,729
Other	374,065	-	-	404	374,469
Accounts receivable - net	323,507	452,134	13	-	775,654
Due from other funds	1,560,974	336,673	973,172	2,290,146	5,160,965
Prepaid items	305,510	41,657	14,809	-	361,976
Inventory	121,002	-	-	-	121,002
Restricted:					
Cash and investments	-	-	-	-	-
TOTAL ASSETS	<u>\$ 9,577,645</u>	<u>\$ 3,776,095</u>	<u>\$ 1,344,474</u>	<u>\$ 4,931,821</u>	<u>\$ 19,630,035</u>
LIABILITIES					
Accounts payable	\$ 282,589	\$ 50,993	\$ 6,063	\$ 15,100	\$ 354,745
Due to other funds	1,833,762	2,402,639	241,019	683,545	5,160,965
Wages and benefits payable	256,254	23,399	-	-	279,653
Other liabilities	211,956	-	-	-	211,956
Unearned revenue	192,863	8,797	-	-	201,660
TOTAL LIABILITIES	<u>2,777,424</u>	<u>2,485,828</u>	<u>247,082</u>	<u>698,645</u>	<u>6,208,979</u>
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue:					
Property taxes	230,141	56,184	-	131,843	418,168
Grants	261,215	-	-	-	261,215
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>491,356</u>	<u>56,184</u>	<u>-</u>	<u>131,843</u>	<u>679,383</u>
FUND BALANCES:					
Nonspendable	426,512	41,657	14,809	-	482,978
Restricted for:					
Parks	-	1,192,426	-	-	1,192,426
Debt service	-	-	-	1,028,177	1,028,177
Capital projects	-	-	1,082,583	611	1,083,194
Economic development	-	-	-	1,162,746	1,162,746
Downtown TIF	-	-	-	700,873	700,873
Sewer Lateral	-	-	-	1,208,926	1,208,926
Unassigned	5,882,353	-	-	-	5,882,353
TOTAL FUND BALANCES	<u>6,308,865</u>	<u>1,234,083</u>	<u>1,097,392</u>	<u>4,101,333</u>	<u>12,741,673</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 9,577,645</u>	<u>\$ 3,776,095</u>	<u>\$ 1,344,474</u>	<u>\$ 4,931,821</u>	<u>\$ 19,630,035</u>

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

CITY OF FERGUSON, MISSOURI
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
AS OF JUNE 30, 2021

Total fund balance per balance sheet	\$ 12,741,673
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	35,930,497
Receivables not collected in the current period are not available to pay current expenditures and, therefore, are deferred in the funds.	679,383
Certain items related to the pension plan are recorded as deferred inflows of resources and deferred outflows of resources in the statement of net position. They do not affect current financial resources and, therefore, are not reported in the fund statements.	(2,923,948)
Certain items related to the other post employment benefit plan are recorded as deferred outflows of resources in the statement of net position. They do not affect current financial resources and, therefore, are not reported in the fund statements.	33,122
Interest on long-term debt is accrued as a liability in the government-wide statements but is not recognized in the government funds until due.	(71,604)
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:	
Net pension liability (asset)	3,508,833
Net other post employment benefit obligation	(274,071)
Accrued compensated absences	(608,092)
Deferred items on refunding	7,578
Outstanding debt, including premiums	(12,353,137)
Net position of governmental activities	<u><u>\$ 36,670,234</u></u>

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

CITY OF FERGUSON, MISSOURI
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2021

	General Fund	Parks Fund	Capital Improvements Sales Tax Fund	Other Nonmajor Funds	Total
REVENUES					
Taxes	\$ 9,824,494	\$ 1,600,863	\$ 1,482,225	\$ 2,730,695	\$ 15,638,277
Intergovernmental	2,762,338	471,084	156,286	-	3,389,708
Licenses and permits	859,752	-	-	31,523	891,275
Charges for service	304,738	118,489	-	-	423,227
Fines and forfeitures	144,946	-	-	-	144,946
Investment income	(3,017)	2,807	(2,023)	6,690	4,457
Other income	44,271	3,060	-	-	47,331
TOTAL REVENUES	13,937,522	2,196,303	1,636,488	2,768,908	20,539,221
EXPENDITURES					
Current:					
General government	2,710,880	-	-	-	2,710,880
Public safety	7,762,810	-	-	-	7,762,810
Highways and streets	1,569,060	-	-	-	1,569,060
Community development	213,693	-	-	961,801	1,175,494
Culture and recreation	394,971	730,361	-	-	1,125,332
Capital outlays	42,803	502,388	821,498	-	1,366,689
Debt service:					
Principal, interest and fiscal charges	-	-	472,541	1,388,089	1,860,630
TOTAL EXPENDITURES	12,694,217	1,232,749	1,294,039	2,349,890	17,570,895
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1,243,305	963,554	342,449	419,018	2,968,326
OTHER FINANCING SOURCES (USES)					
Transfer in (out)	740,160	(714,100)	747,120	(773,180)	-
Issuance of debt	-	-	460,480	4,480,000	4,940,480
Payments to escrow agent	-	-	-	(4,499,811)	(4,499,811)
Insurance proceeds	44,881	-	-	-	44,881
TOTAL OTHER FINANCING SOURCES (USES)	785,041	(714,100)	1,207,600	(792,991)	485,550
CHANGE IN FUND BALANCE	2,028,346	249,454	1,550,049	(373,973)	3,453,876
FUND BALANCES - BEGINNING OF YEAR,	4,280,519	984,629	(452,657)	4,475,306	9,287,797
FUND BALANCES - END OF YEAR	\$ 6,308,865	\$ 1,234,083	\$ 1,097,392	\$ 4,101,333	\$ 12,741,673

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

CITY OF FERGUSON, 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 JUNE 30, 2021

Change in fund balance-total governmental funds	\$ 3,453,876
Revenues that do not provide current financial resources are not included in the fund financial statements.	26,518
Acquisition of capital assets requires the use of current financial resources, but has no effect on net position.	769,477
The cost of capital assets is allocated over their estimated useful lives and is reported as depreciation expense in the statement of activities.	(2,140,380)
Some expenses do not require the use of current financial resources and, therefore, are not reported as an expenditure in governmental funds:	
Compensated absences	4,829
Net other post-employment benefits obligation	(3,927)
Accrued interest	40,532
Amortization of deferred items related to debt	7,680
Pension expense	600,118
Proceeds from the issuance of debt is reflected as other financing sources in the fund statements, however it is an increase in liabilities in the statement of net position.	(460,480)
Repayment of bond principal is an expenditure in the governmental funds but reduces long-term liabilities in the statement of net position.	<u>1,430,628</u>
Change in net position of governmental activities	<u><u>\$ 3,728,871</u></u>

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

CITY OF FERGUSON, MISSOURI
STATEMENT OF FIDUCIARY NET POSITION - FIDUCIARY FUNDS
JUNE 30, 2021

	Pension Trust Fund	Custodial Fund
ASSETS		
Cash and cash equivalents	\$ -	\$ 12,974
Investments:		
Common stock	3,156,895	-
Equity mutual funds	18,624,078	-
Government and agency securities	2,627,291	-
Corporate obligations	3,514,297	-
Fixed income funds	2,235,873	-
Other mutual funds	585,293	-
Money market funds	666,095	-
Interest receivable	55,460	-
TOTAL ASSETS	31,465,282	12,974
LIABILITIES		
Accounts payable	21,692	-
TOTAL LIABILITIES	21,692	-
NET POSITION		
Restricted:		
Pension benefits	31,443,590	-
Individuals	-	12,974
TOTAL NET POSITION	\$ 31,443,590	\$ 12,974

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

CITY OF FERGUSON, MISSOURI
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION - FIDUCIARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2021

	<u>Pension Trust Fund</u>	<u>Custodial Fund</u>
ADDITIONS		
Investment income:		
Employer contribution	\$ 377,983	\$ -
Interest and dividends	545,370	-
Net appreciation in fair value of investments	6,356,674	-
Court bonds collected	-	20,015
TOTAL ADDITIONS	<u>7,280,027</u>	<u>20,015</u>
DEDUCTIONS		
Benefits paid	1,789,000	-
Administrative fees	75,806	-
Court bounds refunded	-	32,074
TOTAL DEDUCTIONS	<u>1,864,806</u>	<u>32,074</u>
CHANGE IN NET POSITION	5,415,221	(12,059)
NET POSITION - BEGINNING OF YEAR	<u>26,028,369</u>	<u>25,033</u>
NET POSITION - END OF YEAR	<u><u>\$ 31,443,590</u></u>	<u><u>\$ 12,974</u></u>

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

CITY OF FERGUSON, MISSOURI

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2021

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Ferguson, Missouri (the “City”) have been prepared in conformity with U.S. generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below:

A. REPORTING ENTITY

The City was incorporated on November 12, 1894. The City operates under a City Manager/Council, home rule charter form of government. The present Charter of the City was adopted on February 3, 1998. Services provided by the City to its residents include public safety (police and fire protection), street maintenance and improvements, sanitation, culture and recreation, public improvements, planning and zoning, and general governmental services.

The City defines its financial reporting entity in accordance with provisions established by GASB. GASB requirements for inclusion of component units are primarily based upon whether the City's governing body has any significant amount of financial accountability for potential component units (PCU). The City is financially accountable if it appoints a voting majority of a PCU's governing body and is able to impose its will on that PCU, or there is a potential for the PCU to provide specific financial benefits to, or impose specific financial burdens on, the City. Based on these criteria, the City has determined that its financial reporting entity consists of the City (the primary government) and no component units.

Related Organizations

The City provides limited services to the Ferguson Municipal Public Library District (the “District”). In addition, the City Council appoints all of the members of the District's Board of Directors. The City's accountability for this entity does not extend beyond these responsibilities.

The Ferguson Neighborhood Improvement Program (“FNIP”), a not-for-profit corporation established to assist in the rehabilitation and restoration of housing and residential properties in the City, is considered a related party. The FNIP Board of Directors is appointed by the City Council. The City's accountability for this entity does not extend beyond these responsibilities.

Neither organization is included as a component unit within the City's financial reporting entity.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

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 non-fiduciary activities of the City. 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 are offset by program revenues. Direct expenses are those which 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, 2) operating grants and contributions, and 3) capital grants and contributions. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements. All other governmental funds are reported in one column.

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting.

Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collected 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.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Property taxes, 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 revenue in the current fiscal period. Expenditure driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the City.

Expenditures 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 (i.e., matured).

The City reports the following major governmental funds:

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

Parks Fund - The Parks Fund is used to account for taxes levied on all property within the City for the purpose of providing public park facilities and to account for expenditures for recreational and park purposes and for revenues derived from recreational program fees. The Parks Fund is also used to account for the ½ cent *Park and Stormwater Sales Tax* that was approved by voters in November 2004. In adopting the legislation locally and placing the measure before the voters of the City, the Ferguson City Council chose to use the ½ cent sales tax strictly for parks operations and improvement purposes.

Capital Improvements Sales Tax Fund - The Capital Improvements Sales Tax Fund is used to account for the ½ cent capital improvements sales tax approved by voters in 1994. In addition, the City issued Variable Rate Capital Improvement Bonds to fund various capital improvements throughout the City. The funds received from these bonds were expended out of this fund.

Additionally, the City reports the following fiduciary fund types:

Pension Trust Fund - The Pension Trust Fund accounts for the activities of the City's single employer pension plan, which accumulates resources for pension benefit payments to qualified plan participants.

Court Bond Custodial Fund - The Agency Fund is used to account for monies received from private individuals for cash bonds.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

C. CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash and cash equivalents include amounts in demand and non-negotiable time deposits, as well as short-term investments with a maturity date within three months of the date acquired.

The City is authorized to invest in U.S. Treasury securities, U.S. Agency securities, repurchase agreements, collateralized bank certificates of deposit, bankers' acceptances issued by domestic commercial banks and commercial paper issued by domestic corporations. In addition, the Pension Trust Fund is authorized to invest in corporate bonds and stocks. Investments are recorded at fair value.

Investments are reported at fair value. The fair value for exchange traded securities is the price at which the security is traded. For non-exchange traded securities, the fair value is the estimated value of the assets. Prices are obtained from various pricing vendors are generally based on current market quotes, but when such quotes are not available the pricing vendors use a variety of techniques to estimate value.

D. RESTRICTED CASH AND INVESTMENTS

Cash and investments that are restricted for debt service payment and future capital expenditures are classified as restricted assets on the balance sheet because their use is limited by applicable debt covenants. In addition, unspent proceeds from the issuance of bonds are reported as restricted assets on the balance sheet.

E. CAPITAL ASSETS

Capital assets, which include property, equipment, and infrastructure (e.g., roads, bridges, sidewalks, and similar items), are reported in the government-wide financial statements. In general, capital assets are defined by the City as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost if purchased or constructed. Infrastructure acquired prior to implementation of GASB 34 is not been reported in the financial statements. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession agreement are reported at acquisition value.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of an asset or group of assets are not capitalized.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Depreciation is computed on the straight-line method, using the following asset lives:

<u>Assets</u>	<u>Years</u>
Buildings	20 - 40
Improvements other than buildings	10 - 15
Machinery and equipment	5 - 10
Motor vehicles	3 - 20
Infrastructure	15 - 30

F. INVENTORIES AND PREPAID ITEMS

Inventories consist of expendable supplies held for consumption and are recorded as assets when purchased and expended when consumed. These inventories are stated at cost using the first-in, first out method.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The City has adopted the consumption method of accounting for prepaid items. That is, the asset is recorded when the payments to vendors are made, and the expenses are amortized in the appropriate accounting period.

G. COMPENSATED ABSENCES

Under terms of the City's personnel policy, employees are granted vacations based on length of service. Vacations accrue on January 1 of each year and must be taken within the same year as accrued. Compensatory time is available to all non-exempt employees at the rate of 1.5 hours for each overtime hour worked. Accrual of compensatory time is limited to a maximum of 240 hours, except that public safety, emergency response and seasonal employees are limited to a maximum of 480 hours. Upon termination, employees are paid for unused vacation and compensatory time. Sick leave is accumulated based upon length of service and is available only to provide compensation during periods of illness. No portion of accrued sick leave is payable to the employee upon termination and, therefore, is not reflected as a liability. Employees had accumulated earned vacation and compensatory time aggregating to \$608,092 at June 30, 2021, which has been recorded as a liability in the statement of net position.

H. DEFERRED REVENUE

Deferred revenue arises when assets are received before revenue recognition criteria have been satisfied. Certain grants received before eligibility criteria have been met and payments received in advance for recreational activities are reported as deferred revenue. In governmental fund financial statements, receivables that will not be collected within the available period have also been reported as deferred revenue.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

I. LONG-TERM LIABILITIES

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Debt premiums and discounts are deferred and amortized over the life of the debt using the straight-line method. Issuance costs are expensed when paid. Long-term debt is reported net of the applicable debt premium or discount and deferred amounts on refunding.

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

J. GOVERNMENTAL FUND BALANCES

In the governmental fund financial statements, the following classifications are used to define the governmental fund balances:

Nonspendable - This consists of the governmental fund balances that are not in spendable form or are legally or contractually required to be maintained intact. The City's nonspendable fund balances as of June 30, 2021 consist of prepaid items and inventory.

Restricted - This consists of the governmental fund balances that are legally restricted by outside parties or by law through constitutional provisions or enabling legislation.

Committed - This consists of the governmental fund balances that can only be used for specific purposes pursuant to constraints imposed by formal action (resolution) of the City Council, the City's highest level of decision-making authority.

Assigned - This consists of the governmental fund balances that are intended to be used for specific purposes as authorized by the City Council or an official to which the City Council has delegated the authority to assign amounts for specific purposes.

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

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

When restricted and other fund balance resources are available for use, it is the City's policy to use restricted resources first, followed by committed, assigned, and unassigned amounts, respectively.

K. NET POSITION

In government-wide financial statements, net position is reported in three categories: net investment in capital assets; restricted net position; and unrestricted net position. Net investment in capital assets represents capital assets less accumulated depreciation, outstanding principal on related debt and unspent proceeds of capital debt. Restricted net position represents net position restricted by parties outside of the City (such as creditors, grantors, contributors and laws and regulations of other governments). All other net position is considered unrestricted. When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

L. INTERFUND TRANSACTIONS

Interfund transfers were used to 1) move revenues from the fund in which that ordinance or budget requires to collect them to the fund that ordinance or budget requires to expend them, or 2) reimburse other funds for debt service payments or services.

Activities between funds that are representative of short-term lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due (to) from other funds" in the governmental fund financial statements.

M. USE OF ESTIMATES

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

N. ALLOWANCE FOR UNCOLLECTIBLE ACCOUNTS

Based on management's analysis, it believes all receivables at June 30, 2021 are collectible by the City.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

O. PENSION

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

P. 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 related to the pension, post-employment benefits, change in fair value of hedging derivative, and deferred charges on debt refunding.

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. Under the modified accrual basis of accounting, unavailable revenue is reported only in the governmental funds balance sheet. The City has deferred inflows in the governmental funds balance sheet related to property taxes, special assessments, grants, and other revenues. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City also has deferred inflows related to the pension in the statement of net position.

2. CASH AND INVESTMENTS

Cash and investments as of June 30, 2021 consist of the following:

Type	Amount
General government:	
Deposits:	
Cash on hand	\$ 1,694
Demand deposits	7,533,032
	<u>7,534,726</u>
Investments:	
Negotiable certificates of deposit	<u>3,147,282</u>

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Pension Trust and Custodial Fund:

Deposits:

Demand deposits	12,974
-----------------	--------

Investments:

Common stock	3,156,895
Equity mutual funds	18,624,078
Money market mutual funds	666,095
Corporate obligations	3,514,297
U.S. government agency securities	102,265
U.S. Treasuries	2,525,026
Fixed income funds	2,235,873
Other mutual funds (REIT)	585,293
	<hr/> 31,409,822

Total Deposits and Investments	\$ 42,104,804
---------------------------------------	----------------------

Reconciliation to the Financial Statements:

Statement of Net Position:

Cash and investments	\$ 10,682,008
Cash and investments - restricted	-

Statement of Fiduciary Net Position:

Cash and investments - Pension Trust Fund	31,409,822
Cash and investments - Custodial Fund	12,974

Total Deposits and Investments	\$ 42,104,804
---------------------------------------	----------------------

Investments Authorized by the City's Investment Policy

The table below identifies the investment types that are authorized by the City's investment policy. Debt proceeds held by bond trustees are invested in accordance with the provisions of the trust indentures. The City's investment policy does not apply to Pension Trust Fund investments.

<u>Authorized Investments</u>	<u>City Policy Legal Limit</u>
United States Treasury securities	None
United States Agency securities	60%
United States Agency callable securities	30%
Repurchase agreements	50%
Money market mutual funds	None
Certificates of deposit	None
Commercial paper	30%
Bankers' acceptances	30%

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Credit Risk

The City's investment policy states that the City will minimize credit risk, the risk of loss due to the failure of the security issuer or backer, by:

1. Pre-qualifying the financial institutions, broker/dealers, intermediaries and advisors with which the City will do business.
2. Diversifying the portfolio so that potential losses on individual securities will be minimized.

The credit quality ratings, as established by nationally recognized statistical rating organizations (Standard and Poor's or Moody's), of the City's investments as of June 30, 2021, are provided in the table below.

Interest Rate Risk

The City's investment policy states that the City will minimize interest rate risk, the risk that the market value of securities in the portfolio will fall due to changes in general interest rates, by:

1. 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.
2. Investing operating funds primarily in shorter-term securities.

Maturities of investments held at June 30, 2021 are as follows:

	Fair Value	Less Than 1 year	1-3 Years	4-6 Years	6+ Years	Credit Rating
Governmental Activities:						
Negotiable certificates of deposit	\$ 3,147,282	\$ -	\$ 3,147,282	\$ -	\$ -	N/A
Pension Trust Fund:						
Common stock	\$ 3,156,895	\$ 3,156,895	\$ -	\$ -	\$ -	N/A
Equity mutual funds	18,624,078	18,624,078	-	-	-	N/A
Fixed income funds & ETFs	2,235,873	1,812,628	-	-	423,245	N/A
Other mutual funds (REIT)	585,293	585,293	-	-	-	N/A
Money market funds	666,095	666,095	-	-	-	N/A
U.S. Treasuries	2,525,025	-	-	-	2,525,025	N/A
Mortgage backed securities	102,265	-	-	41,181	61,084	N/A
Corporate bonds	515,093	-	-	-	515,093	A1
Corporate bonds	89,972	-	-	-	89,972	Aa2
Corporate bonds	1,032,649	-	283,422	-	749,227	A2
Corporate bonds	241,585	-	-	241,585	-	A3
Corporate bonds	739,193	181,708	240,849	-	316,636	Baa2
Corporate bonds	378,145	-	-	378,145	-	Baa1
Corporate bonds	277,735	35,248	-	242,487	-	Baa3
Corporate bonds	239,926	-	-	239,926	-	Aaa
Total Pension Trust Fund	\$ 31,409,822	\$ 25,061,945	\$ 524,271	\$ 1,143,324	\$ 4,680,282	

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Custodial Credit Risk

For investments, custodial credit risk is the risk that in the event of the failure of the counterparty to a transaction, the City will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. In accordance with its policy, the City addresses custodial credit risk by prequalifying institutions with which the City places investments, diversifying the investment portfolio, and maintaining a standard of quality for investments.

For deposits, custodial credit risk is the risk that in the event of bank failure, the City's deposits may not be returned to it. Protection of the City's deposits is provided by the Federal Deposit Insurance Corporation, by the Securities Investor Protection Corporation, by eligible securities pledged by the financial institution, or by a single collateral pool established by the financial institution. The City's policy requires a depository contract with each safekeeping bank that complies with the Financial Institutions Reform, Recovery and Enforcement Act of 1989. This will ensure the City's security interest in collateral pledged to secure deposits is enforceable against the receiver of a failed institution. As of June 30, 2021, all funds on deposit at financial institutions are insured or are covered by pledged collateral.

Concentration of Credit Risk

According to the City's investment policy, the City's investments will be diversified to eliminate the risk of loss resulting from over concentration of assets in a specific maturity, a specific issuer or a specified class of security. 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 (excluding investments issued by or explicitly guaranteed by the U.S. Government, investments in mutual funds, investments in external investment pools, and investments in other pooled investments). At June 30, 2021, neither the Pension Trust Fund nor the governmental activities have any investments subject to this disclosure.

3. FAIR VALUE MEASUREMENTS

The City of Ferguson, Missouri categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure fair value of the assets. Level 1 inputs are quoted prices in an active market for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The City has the following recurring fair value measurements as of June 30, 2021:

U.S. Treasury Securities, U.S. Government Agency Securities, Common Stock, Money Market funds, Exchange Traded Funds, Municipal Bonds, and Corporate Bonds are valued at quoted prices (Level 1).

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Negotiable certificates of deposit are valued based upon a matrix formula (Level 2).

Equity Mutual Funds, Fixed Income Mutual Funds, and Other Mutual Funds are valued using the net asset value at the close of business each day multiplied the number of shares held by the City at the close of business. (Level 1).

4. PROPERTY TAX

Property taxes are levied in November of each year based on the assessed value of all real and personal property located within the City's corporate boundaries, as of the previous January 1. Property taxes are due and collectible on December 31 and attach as an enforceable lien on property as of the following January 1. Assessed values are established by the St. Louis County Assessor, subject to review by the County's Board of Equalization and appeal to the State Tax Commission. The total assessed valuation of the City at January 1, 2020, upon which the 2020 tax levy was based, for real, personal, and public utility property was \$206,875,175. The 2020 tax levy is collected in the City's 2021 fiscal year.

The City is permitted by Missouri state statutes to levy taxes up to \$1.00 per \$100 of assessed valuation for general governmental services other than the payment of principal and interest on long-term debt, and in unlimited amounts for the payment of principal and interest on long-term debt.

In April 2011, the City's voters approved Proposition S. This proposition authorized the sale of general obligation bonds to provide funds for the construction of a replacement for the City's Firehouse No. 1 and the levy of an ad valorem tax for the retirement of these bonds. The 2020 tax rates per \$100 of assessed value are as follows:

<u>Property Type</u>	<u>General Fund</u>	<u>Parks Fund</u>	<u>GO Bond Fund</u>
Residential	\$ 0.7290	\$ 0.1750	\$ 0.2770
Agricultural	0.4410	0.1150	0.2770
Commercial	0.7630	0.1870	0.2770
Personal Property	0.8240	0.1980	0.2770

Property taxes are billed, collected, and remitted to the City by the St. Louis County Collector of Revenue.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

5. INTERFUND BALANCES

Due (to) from other funds as of June 30, 2021 are as follows:

<u>Fund</u>	<u>Due From</u>	<u>Due To</u>
General	\$ 1,560,974	\$ 1,833,762
Parks	336,673	2,402,639
Capital Improvements Sales Tax	973,172	241,019
Nonmajor	2,290,146	683,545

Most transactions are processed through the General Fund. This results in due to from between the General Fund and other funds until these amounts can be settled. As a result, the interfund balances do not relate to any specific transactions or purpose.

The following net transfers were made during the fiscal year ending June 30, 2021:

<u>Fund</u>	<u>Transfer In</u>	<u>Transfer Out</u>
General	\$ 740,160	\$ -
Parks	-	714,100
Capital Improvements Sales Tax	747,120	-
Nonmajor	-	773,180

Transfers were made for the following purposes:

<u>Expending Fund</u>	<u>Recipient Fund</u>	<u>Purpose</u>
Parks and Sewer Lateral	General	Cost of goods and services provided by the recipient
Parks, Capital Improvements Sales Tax, and Downtown TIF	Certificates of Participation	Debt Service
Downtown TIF and General	Special Business District	Cost of goods and services provided by the recipient
Economic Development and Downtown TIF	Capital Improvements Sales Tax	Matching funds for improvements to the City
Economic Development	General	Costs of administrative services provided by the recipient

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

6. CAPITAL ASSETS

For the year ended June 30, 2021, capital asset activity was as follows:

	BALANCE, BEGINNING OF YEAR	ADDITIONS	DEDUCTIONS	BALANCE, END OF YEAR
Governmental activities:				
Capital assets, not being depreciated				
Land	\$ 3,979,552	\$ -	\$ -	\$ 3,979,552
Construction in process	50,562	105,573	-	156,135
Total capital assets Not Being Depreciated	4,030,114	105,573	-	4,135,687
Capital assets being depreciated:				
Buildings and improvements	34,165,927	34,373	-	34,200,300
Machinery and equipment	3,481,115	614,195	578,362	3,516,948
Motor Vehicles	7,088,510	15,336	-	7,103,846
Infrastructure	17,596,791	-	-	17,596,791
Total Capital Assets Being Depreciated	62,332,343	663,904	578,362	62,417,885
Less accumulated depreciation for:				
Buildings and improvements	15,402,610	1,158,897	-	16,561,507
Machinery and equipment	2,340,401	139,553	578,362	1,901,592
Motor Vehicles	4,134,851	376,096	-	4,510,947
Infrastructure	7,183,195	465,834	-	7,649,029
Total Accumulated Depreciation	29,061,057	2,140,380	578,362	30,623,075
Total Capital Assets Being Depreciated, Net	33,271,286	(1,476,476)	-	31,794,810
Total Governmental Activities	\$ 37,301,400	\$ (1,370,903)	\$ -	\$ 35,930,497

Depreciation expense was charged to functions/programs of the Primary Government as follows:

Governmental activities:	
General governments	\$ 176,533
Public safety	743,894
Highways and streets	687,285
Culture and recreation	532,668
Total depreciation expense - governmental activities	<u>\$ 2,140,380</u>

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

7. LONG-TERM DEBT

Changes in the City's long-term debt, for the year ended June 30, 2021, are as follows:

	Balance, Beginning of Year	Additions	Reductions	Balance, End of Year	Amounts Due Within One Year
Governmental Activities:					
Variable Rate Capital Improvement Bonds	\$ 244,983	\$ -	\$ (244,983)	\$ -	\$ -
Certificates of Participation, Series 2012	435,000	-	(215,000)	220,000	220,000
Series 2013	6,400,000	-	(415,000)	5,985,000	425,000
Series 2019	556,420	460,480	(101,690)	915,210	101,690
General Obligation Bonds	4,865,000	4,480,000	(4,865,000)	4,480,000	415,000
Issuance premiums, net	90,088	-	(7,783)	82,305	-
Total Bonds and Certificates	12,591,491	4,940,480	(5,849,456)	11,682,515	1,161,690
Capital leases payable	739,577	-	(68,955)	670,622	68,954
Compensated absences payable	612,921	608,092	(612,921)	608,092	608,092
Total Governmental Activities	\$ 13,943,989	\$ 5,548,572	\$ (6,531,332)	\$ 12,961,229	\$ 1,838,736

Debt Issue	Payer Fund
Variable Rate Capital Improvement Bonds and Capital Leases	Capital Improvement Sales Tax Fund
Certificates of Participation	Certificates of Participation Fund Series 2012 by Parks Fund Series 2013 by Downtown TIF and Capital Improvements Series 2019 by Capital Improvement Sales Tax Fund
General Obligations Bonds	General Obligations Bond Fund

Compensated absences are payable from the fund to which the employee is assigned; approximately 80% through the General Fund and 20% through the Parks Fund.

Variable Rate Capital Improvement Bonds - Series 2005 and 2006

On September 1, 2005, the City issued \$2,250,000 in Variable Rate Capital Improvement Bonds, Series 2005. On September 1, 2006, the City issued \$2,750,000 in Variable Rate Capital Improvement Bonds, Series 2006. The purpose of the bonds was to finance the costs of acquiring, constructing, rehabilitating, equipping, and improving certain capital improvement projects. At the same time the bonds were issued, the City executed an interest rate swap agreement, which fixed the City's interest rate at 3.995%. The bonds were paid off in September 2020.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Certificates of Participation - Series 2012

On October 1, 2002, the City issued \$3,480,000 in Certificates of Participation - Series 2002, to finance the construction of its new aquatic facility, "Splash at Wabash." On April 4, 2012, the City issued \$2,065,000 in Certificates of Participation Bonds - Series 2012 to refund Series 2002. The proceeds (after underwriting fees and issuance costs) were used to purchase securities for deposit in an irrevocable trust with an escrow agent to provide for future debt service payments on the Series 2002 bonds. As a result, the 2002 Certificates of Participation Bonds are considered defeased and the liability for this debt has been removed from the City's financial statements. Interest on the bonds is paid semiannually on April 1 and October 1 with principal paid annually on October 1. The bonds and the interest thereon are special, limited obligations of the City, payable solely from appropriated funds. Interest rates range from 0.70% to 2.45%.

Maturities required on outstanding certificates as of June 30, are as follows:

	Principal	Interest	Total
2022	220,000	2,695	222,695

General Obligation Bonds

On April 5, 2021, the City issued \$4,480,000 General Obligation Refunding Bonds Series 2021 to refund of General Obligation Bonds, Series 2011. The bonds were originally issued for the purpose of acquiring land and for constructing, furnishing, and equipping a new fire station which will serve as a replacement for its existing Firehouse No. 1. The interest rate on the new debt is 1.86%. Interest is paid semi-annually on March 1 and September 1 with principal paid annually on March 1. Debt service on the bonds is paid from an *ad valorem* tax levy and supported by the full faith and credit of the City.

Maturities required on these bonds as of June 30, are as follows:

	Principal	Interest	Total
2022	\$ 415,000	\$ 75,458	\$ 490,458
2023	420,000	75,610	495,610
2024	425,000	67,796	492,796
2025	435,000	59,892	494,892
2026	445,000	51,800	496,800
2027	450,000	43,524	493,524
2028	460,000	35,154	495,154
2029	470,000	26,598	496,598
2030	475,000	17,856	492,856
2031	485,000	9,020	494,020
Total	\$ 4,480,000	\$ 462,708	\$ 4,942,708

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Advance refunding

The City issued \$4,480,000 of General Obligation Refunding Bonds to provide resources along with a cash contribution of \$53,586 from the Debt Service Fund for the purchase of investments that were placed in an irrevocable trust for the purpose of generating resources for all future debt service payments of \$4,480,000 of outstanding general obligation bonds. As a result, the refunded bonds are considered to be defeased and the liability has been removed from the governmental activities column of the statement of net assets. The refunding was undertaken to take advantage of favorable interest rates in an effort to reduce total future debt service payments by \$331,102 and resulted in an economic gain of \$301,599.

Certificates of Participation - Series 2013

On January 30, 2013, the City issued \$9,055,000 of certificates of participation bonds - Series 2013. The bonds were issued for the purpose of acquiring land and buildings for a new community center and the renovation of these buildings and for renovation and additions to the building currently housing the police department. Interest rates range from 2.000% to 3.125%. Interest is paid semi-annually on March 1 and September 1 with principal paid annually on March 1. Debt service on the bonds is paid from "earmarked" revenues of both the General and Downtown TIF Funds. The bonds and the interest thereon are special, limited obligations of the City, payable solely from appropriated funds.

Maturities required on these bonds as of June 30, are as follows:

	Principal	Interest	Total
2022	\$ 425,000	\$ 175,390	\$ 600,390
2023	435,000	164,765	599,765
2024	450,000	153,346	603,346
2025	460,000	140,971	600,971
2026	475,000	127,746	602,746
2027	490,000	113,496	603,496
2028	500,000	98,796	598,796
2029	515,000	83,796	598,796
2030	535,000	68,346	603,346
2031	550,000	52,296	602,296
2032	565,000	35,796	600,796
2033	585,000	18,281	603,281
Total	<u>\$ 5,985,000</u>	<u>\$ 1,233,025</u>	<u>\$ 7,218,025</u>

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Certificates of Participation - Series 2019

On September 1, 2019, the City signed a lease purchase agreement in the form of certificates of participation - Series 2019. The certificates of participation were for a total of \$1,016,900. The City received a disbursement of \$556,420 during fiscal year ending June 30, 2020 and a final disbursement of \$460,480 in August 2020. The bonds were issued for the purpose of acquiring a Rosenbauer Heavy Duty Pumper. The interest rate is 3.8%. Interest is paid semi-annually on March 1 and September 1 with principal paid annually on September 1. Debt service on the bonds is paid from the Capital Improvement Sales Tax Fund.

Maturities based on the full amount of these certificates of participation issued are as follows:

	Principal	Interest	Total
2022	\$ 101,690	\$ 33,317	\$ 135,007
2023	101,690	29,399	131,089
2024	101,690	25,546	127,236
2025	101,690	21,564	123,254
2026	101,690	17,646	119,336
2027	101,690	13,728	115,418
2028	101,690	9,832	111,522
2029	101,690	5,892	107,582
2030	101,690	1,975	103,665
Total	<u>\$ 915,210</u>	<u>\$ 158,899</u>	<u>\$ 1,074,109</u>

Capital Lease

In September 2014, the City entered into a lease/purchase agreement with U.S. Bankcorp Government Leasing and Finance, Inc. (U.S. Bankcorp) to finance the purchase of certain energy efficiency improvements to City Hall, Police Station, and Fire Stations, as well as street lighting. The equipment was recorded as a capital asset in the Government Activities at a cost of \$1,086,316 and has accumulated depreciation of \$353,053 as of June 30, 2021. The lease is recorded in the government-wide statement of net position and is serviced by the Capital Improvement Sales Tax Fund. Payments are made semi-annually and include principal and interest.

The following is a summary of the City's capital lease agreements as of June 30, 2021:

Lessor	Interest Rate	Maturity	Annual Payment	Balance
CTS	2.79%	September 12, 2029	\$ 89,229	\$ 670,622

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

As of June 30, future minimum lease payments under the capital lease described above are as follows:

<u>Year Ending June 30,</u>	<u>Amount</u>
2022	\$ 89,229
2023	89,229
2024	89,229
2025	89,229
2026	89,229
Thereafter	312,302
Total minimum lease payments	<u>758,447</u>
Portion representing interest	<u>(87,825)</u>
Net present value	<u><u>\$ 670,622</u></u>

8. DEFERRED COMPENSATION PLAN

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

Investments are managed by the Plan's trustee under one of five investment options, or a combination thereof. The choice of investment options is made by the plan participant.

The Plan has been amended to comply with amendments to Section 457 of the Internal Revenue Code. Trust provisions were incorporated so that plan assets are held in trust for the exclusive benefit of plan participants and their beneficiaries.

9. EMPLOYEE RETIREMENT PLAN

Plan Description and Provisions - The City of Ferguson Pension Plan (the "Plan") is a single-employer, defined benefit retirement and disability plan covering all regular, full-time employees of the City, except the City Manager and Assistant City Manager. UMB Bank NA provides investment advisory, investment safekeeping, and transactional support services. The Plan does not issue a separate stand-alone financial report. The Plan's financial information is included as a Pension Trust Fund in the City's financial statements and is accounted for on the accrual basis of accounting. Investments are reported at fair value. Benefits and refunds are recognized when due and payable in accordance with the terms of the Plan.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Benefits Provided - Employees become eligible for full benefits under the Plan upon retirement following a) the participant's 60th birthday and completion of eight years of credited service with the City or b) the participant's 55th birthday and the sum of the participant's age and years of credited service with the City total at least 82 ½. The Plan permits early retirement when the employee has reached age 55 and completed eight years of credited service, with a benefit reduction of 0.25% for each month that the early retirement date precedes the normal retirement date, which is considered to be when the employee has reached age 60 and completed eight years of credit service. Unused sick leave is added to credited service. Participants are fully vested after eight years of credited service; the Plan does not provide for partial vesting.

Benefits under the Plan are established by ordinance. An employee eligible for full benefits is entitled to a monthly payment of 1.75% of his or her average monthly salary multiplied by the number of years and fractions thereof of credited service. Average monthly salary, for the purpose of computing benefits, is the employee's salary during any 60 out of the last 96 calendar months of employment prior to termination or retirement which yield the highest average. For hourly employees, average monthly salary is computed as the employee's regular hourly rate multiplied by the number of established regular work hours in a year divided by 12.

Effective July 1, 2016, the Plan added a provision that would allow participants with thirty or more years of credited service and is greater than age 55, to receive benefits equal to two (2%) percent of Average Monthly Compensation for each year of credited service until the participant reaches age 65.

A health insurance benefit of \$5 per month per year of credited service, up to \$150 is provided, until the retiree becomes Medicare eligible. The Plan also provides a disability benefit calculated in the same manner as pension benefits, with a minimum benefit of \$450 per month, payable until the earlier of death or recovery.

At July 1, 2020, the date of the last actuarial valuation, the Plan covered the following number of participants:

Active participants	113
Retired participants	106
Terminated vested participants	<u>41</u>
Total Plan Participants	<u>260</u>

Contributions - All contributions to the Plan are made by the City. The City contributes an amount equal to the actuarially determined rate, which is based on the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The Plan has no unfunded prior service cost required to be covered by the annual contribution. Administrative costs are paid with Plan assets. In the past, contributions to the Plan have come from the General and Parks Fund.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Annual contributions are computed using the entry age normal actuarial cost method, assuming 7.25% rate of return on Plan assets and 2.75% to 6.25% annual salary increases which includes service-based merit increases. Benefits are not increased for inflation.

Investment Policy - The primary objective of the portfolio is for capital appreciation, with a secondary objective of generating a modest level of income. The investment manager has full discretion to manage the assets of the Plan in accordance with this policy.

Net Pension Liability (Asset) - The City's net pension liability (asset) was measured as of June 30, 2021. The total pension liability used to calculate the net pension liability (asset) was determined by the actuarial valuation as of July 1, 2020.

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

Mortality Rate	Rates of mortality for active and retired Participants are given by the Pub2010 General Mortality Table (Below Median) for males and females published by the Society of Actuaries projected on a generational basis using Scale SSA. For pre-retirement deaths, 50% of these rates are assumed. For Disabled members, Pub2010 General Disability Mortality tables with projections for Males and Females were used.
Investment Rate of Return	7.25%
Projected Salary Increases	2.75% to 6.25% (includes merit component)
Inflation	3.25%

The actuarial assumptions used in the July 1, 2020 valuation were based on the results of actuarial experience analysis during the 2014 to 2019 time period.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense 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 adding expected inflation. This is then modified through the Monte-Carlo simulation process, by which a (downward) risk adjustment is applied to the baseline expected return:

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Asset Class	Assumed Allocation		Long-Term Expected Real Return	
Domestic Equity	67	%	6.15	%
Fixed Income - U.S.	28		1.35	
Real Estate	2		4.85	
Cash Equivalents	3		0.20	
Total Weighted Average Return	100	%	4.60	
Inflation			2.75	
Risk adjustment			(0.10)	
Total Expected Return			7.25	%

Discount Rate - The discount rate used to measure the total pension liability was 7.25%. Implicit in the projection of cash flows used to determine the discount rate is the assumption that the City's contributions will continue to be made based on the actuarially determined contributions, and that no future gains or losses will occur (i.e., all experience will be as expected). Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Net Pension Liability (Asset)

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)
Balances as of June 30, 2020	\$ 27,120,486	\$ 26,028,369	\$ 1,092,117
Changes for the year:			
Service cost	397,237	-	397,237
Interest	1,997,954	-	1,997,954
Change in benefit terms	-	-	-
Differences between expected and actual experience	208,083	-	208,083
Changes in assumptions	-	-	-
Contributions - employer	-	377,983	(377,983)
Net investment income	-	6,902,048	(6,902,048)
Benefit payments, including refunds	(1,789,003)	(1,789,003)	-
Administrative expenses	-	(75,807)	75,807
Net change	814,271	5,415,221	(4,600,950)
Balances as of June 30, 2021	\$ 27,934,757	\$ 31,443,590	\$ (3,508,833)

Plan fiduciary net position as a percentage of the total pension liability is 112.6%.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

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 if it were calculated using a discount rate that is 1 percentage-point lower (6.25%) or 1 percentage-point higher (8.25%) than the current rate:

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
City's net pension liability (asset) \$	<u>(404,437)</u>	<u>(3,508,833)</u>	<u>(6,126,496)</u>

Pension Expense And Deferred Outflows of Resources and Deferred Inflows Of Resources Related to the Pension

For the year-ended June 30, 2021, the City recognized a negative pension expense of \$222,135. At June 30, 2021, the City reported deferred outflow of resources and deferred inflows of resources related to the Plan from the following:

	Deferred Outflow of Resources	Deferred Inflow of Resources
Differences between expected and actual experience	\$ 177,747	\$ 374,722
Changes in assumptions	496,446	-
Net difference between projected and actual earnings on pension plan investments	-	3,916,419
Total	<u>\$ 647,193</u>	<u>\$ 3,571,141</u>

The deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30:

2022	\$ (494,802)
2023	(688,853)
2024	(728,706)
2025	<u>(1,011,587)</u>
	<u>\$ (2,923,948)</u>

Investment Policy - The following asset allocations serve as a guideline for the investment objective in the Plan:

Asset Class	Minimum	Maximum	Target Allocation
Equities	45%	70%	65%
Fixed income	30	50	30
Cash	1	5	2
Other	0	5	5

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Concentration - The Pension Trust does not have any investments that makes up more than 5% of total assets in the trust.

Rate of Return - For the year ended June 30, 2021, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 27.1%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

10. **OTHER POST EMPLOYMENT BENEFITS (OPEB)**

Plan Description and Provisions - The City of Ferguson Retiree Healthcare Plan (the "OPEB Plan") is a single-employer other post-employment plan that provides its retirees with access to healthcare (medical and dental). The retiree must pay the full premium of such coverage, but the employer is responsible for any implicit subsidy arising from actual claims being higher than premium amounts. Employees become eligible for other post-employment benefits on the first day of the month following their retirement or disability. The OPEB Plan does not issue a separate stand-alone financial report. Benefits under the OPEB Plan are established by ordinance and may be changed by the passage of an ordinance. The City funds these benefits on a pay as you go basis and are therefore not administered through a trust. Since other post-employment benefits are merely an implicit subsidy and not a direct expenditure of the City, funds used to pay for these benefits are paid out of any fund that incurs health insurance benefit costs. The most significant cost is out of the General Fund.

At June 30, 2020, the date of the last actuarial valuation, the OPEB Plan covered the following number of participants:

Active with coverage	107
Retired	<u>5</u>
Total OPEB Plan Participants	<u>112</u>

Valuations are performed using the Entry Age Normal Actuarial Cost Method with a 30-year amortization. Under the Entry Age Normal Cost method, the projected benefits of each active participant are allocated on a level basis over the earnings of the individual over the participant's period of performance.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Actuarial Assumptions - The total OPEB liability was measured as of June 30, 2021. The total OPEB liability was determined by an actuarial valuation as of June 30, 2020.

Discount Rate	1.92%
Mortality Rate	Rates of mortality for active and retired Participants are given by the Pub2010 General Mortality Table (Below Median) for males and females published by the Society of Actuaries projected on a generational basis using Scale SSA18. For pre-retirement deaths, 50% of these rates are assumed. For Disabled members, Pub2010 General Disability Mortality tables with projections for Males and Females were used.
Healthcare Inflation Rate	5.5% initially, grading down to 4.25% ultimate
Payroll Increases	2.75%, including inflation at 2.75%

Changes to Actuarial Assumptions - The discount rate used in calculating the OPEB liability for the fiscal year ended June 30, 2021 was changed from 2.45% to 1.92%, based on an updated bond index rate.

Discount Rate - The discount rate used to measure the total OPEB liability was 1.92%. There is no prefunding of benefits in an OPEB trust for this plan, therefore the discount rate is equal to the yield on a 20-year municipal bond Aa index as of June 30, 2021.

Total OPEB Liability

OPEB liability as of June 30, 2020	\$ 268,215
Changes for the year:	
Service cost	10,350
Interest cost	6,594
Difference between expected and actual experience	-
Changes in assumptions	7,906
Benefit payments, including implicit subsidy	(18,994)
Net changes	5,856
OPEB liability as of June 30, 2021	\$ 274,071

The City does not fund the plan. The fiduciary net position at June 30, 2021 was \$-0-.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Actuarial methods - Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the OPEB Plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The actuarial calculations reflect a long-term perspective.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and OPEB Plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

Sensitivity of the Total OPEB Liability

Discount Rate Sensitivity - The following presents the net OPEB liability of the City, calculated using the discount rate of 1.92%, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1 percentage-point lower (0.92%) or 1 percentage-point higher (2.92%) than the current rate:

	1% Decrease (0.92%)	Current Discount Rate (1.92%)	1% Increase (2.92%)
City's net OPEB liability	\$ 289,511	\$ 274,071	\$ 259,722

Healthcare Trend Rate Sensitivity - The following presents the net OPEB liability of the City, calculated using the healthcare trend rate of from 5.5% to an ultimate rate of 4.25%, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1 percentage-point lower (3.25%) or 1 percentage-point higher (5.25%) than the current rate:

	1% Decrease (3.25%)	Current Discount Rate (4.25%)	1% Increase (5.25%)
City's net OPEB liability	\$ 255,998	\$ 274,071	\$ 294,771

Other Post Employment Benefit Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to the OPEB

For the year ended June 30, 2021, the City recognized OPEB expense of \$20,918. At June 30, 2021, the City reported deferred outflows of resources related to the OPEB Plan for changes in actuarial assumptions in the amount of \$41,761 and deferred inflows of resources of \$8,639 for the difference between expected and actual experience.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

Amounts reported as deferred outflows of resources related to the OPEB Plan will be recognized in pension expense as follows:

Year ended December 31:		
2022	\$	3,974
2023		3,974
2024		3,974
2025		3,974
2026		3,974
Subsequent		13,252
	\$	<u>33,122</u>

11. 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, along with over 900 public entities, participates in an insurance trust general liability matters called Missouri Public Entity Risk Management Fund (MOPERM). The City also participates in an insurance trust for health and workers' compensation called St. Louis Area Insurance Trust (SLAIT). The purpose of MOPERM and SLAIT is to distribute the cost of self-insurance over similar entities. MOPERM and SLAIT requires an annual premium payment to cover estimated claims payable and reserves for claims from each entity. The members of MOPERM and SLAIT have no legal interest in the assets, liabilities or fund balances of MOPERM and SLAIT. However, the City retains a contingent liability to fund its pro rata share of any deficit incurred by MOPERM should it cease operations at some future date.

The City purchases commercial insurance for all other risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

12. COMMITMENTS AND CONTINGENCIES

- A. **Grants** - The City receives financial assistance from numerous federal, state, and local government agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the General Fund or other applicable fund types. However, in the opinion of management, any such disallowed claims would not have a material effect on the financial statements of the City at June 30, 2021.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

- B. **Litigation** - From time to time, the City is a party to various claims and legal actions arising in the ordinary course of its operations. Although the outcome of such matters cannot be forecast with certainty, in the opinion of the City, all such matters are adequately covered by insurance, or if not covered, the City believes they are either without substantial merit or would not have a material effect on the financial statements of the City

The City has also been named the defendant in an uncertified federal class action/ challenging a number of practices related to defendants appearing in the City's Municipal Court. One of the City's liability carriers is defending the suit subject to a reservation of rights. The City has coverage under two liability policies that total \$9.5 million. At this juncture, it is unclear of the exact amount of the City's exposure in this case. One of the insurance carriers has sued seeking a determination that there is no coverage, which prompted the City to file a countersuit for a favorable coverage determination.

The City strongly believes that the Court will enter a favorable summary judgment by determining that the City is entitled to a full defense and indemnity. The City intends to vigorously defend the class action suit and pursue full coverage under the policies.

- C. **Other Contingencies** - The City has entered into a consent decree (The Decree) agreement with the Civil Rights Division of the Department of Justice. The Decree requires the City over the next three years to implement various changes to the City's policing and court operations that will be subject to review by an oversight entity. The cost of implementing these changes will most likely be between \$400,000 and \$600,000 annually and will negatively impact the City's financial position for the foreseeable future. In all likelihood, the City will be subject to this agreement and incur the cost for four to five years.

13. CONDUIT DEBT OBLIGATIONS

On June 16, 2015, the City issued Taxable Industrial Revenue Bonds Series 2015 totaling \$19,000,000 to provide financial assistance to a private-sector entity for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are collateralized by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the City, the state, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. The aggregate principal maturities of outstanding bonds at June 30, 2021 were \$19,000,000.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

14. TAX ABATEMENTS

As of June 30, 2021, the City provides tax abatements through two programs - the Chapter 353 Tax Abatement Program, Missouri Revised Statutes and the Industrial Development Financing under Chapter 100, Missouri Revised Statutes.

Chapter 353 tax abatement is an incentive to encourage the redevelopment of blighted areas by providing real property tax abatement. These abatements are under the authority of Chapter 353 of the Revised Statutes of Missouri (the “Urban Redevelopment Corporation Law”). To be eligible for tax abatement, either the City or a private entity must form an Urban Redevelopment Corporation organized for the purpose of clearance, re-planning, reconstruction, or rehabilitation of blighted areas.

Tax abatement is only extended to real property that has been found to be a “blighted area” by the City. Under Chapter 353, the City may grant tax abatements up to 100% of annual property taxes for the first 10 years for the increased assessed value over the base land value and up to 50% of annual property taxes for the next 15 years for a maximum 25-year abatement.

The length of time abatements are permitted and the amount of abatement allowed is outlined within the guidelines developed for each area or project designated. For the year ended June 30, 2021, the City abated property taxes of 50 percent totaling \$5,820 under this program.

Industrial Development Financing under Chapter 100 of the Revised Statutes of Missouri authorize municipalities to issue revenue bonds to finance industrial development projects. Under this type of financing, the company passes title in the real or personal property involved to the City pursuant to a lease-purchase agreement. Because title to the property is held in the name of the City during the lease term, the property acquired with the bond proceeds is tax exempt, which effectively results in tax abatement for the company. For the year ended June 30, 2021, the City abated real estate and personal property taxes totaling \$37,941 under this program.

15. OPERATING LEASE – LESSOR

Effective October 1, 2016, the City initiated a lease to a tenant for the use of a portion of the City’s Community Center building complex. The lease is for 10 years at a rate of \$1,750 per month.

CITY OF FERGUSON, MISSOURI

Notes to Financial Statements (continued)

16. NEW ACCOUNTING PRONOUNCEMENTS

The Annual Comprehensive Financial Report for the fiscal year ended June 30, 2021, include the adoption of the following Governmental Accounting Standards Board pronouncements. GASB Statement No. 84, *Fiduciary Activities*; GASB Statement No. 88, *Certain Disclosures Related to Debt; including Direct Borrowings and Direct Placements*; GASB 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period*; and GASB 90, *Majority Equity Interests-an amendment of GASB Statements No. 14 and No. 61*, GASB Statement No. 91, *Conduit Debt Obligations*, and GASB Statement No. 98, *the Annual Comprehensive Financial Report*. GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans – an amendment to GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32* has certain provisions which are permitted to be adopted early, the City has elected to adopt those provisions.

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

This report does not incorporate GASB Statement No. 87, *Leases*; GASB Statement No. 92, *Omnibus 2020*; GASB Statement No. 93, *Replacement of Interbank Offered Rates*; GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*; GASB Statement No. 96, *Subscriptions-Based Information Technology Arrangements*; and GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans - an amendment to GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32*. The effects on the City's financial statements as a result of adoption of these new pronouncements are unknown. The City will adopt and implement these statements at the required time.

17. SUBSEQUENT EVENTS

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

Required Supplementary Information

CITY OF FERGUSON, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Taxes	\$ 9,359,800	\$ 9,427,600	\$ 9,824,494	\$ 396,894
Intergovernmental	863,900	4,580,800	2,762,338	(1,818,462)
Licenses and permits	635,000	638,800	859,752	220,952
Charges for service	285,000	311,400	304,738	(6,662)
Fines and forfeitures	294,400	115,700	144,946	29,246
Investment income	30,500	53,600	(3,017)	(56,617)
Other income	208,000	60,100	44,271	(15,829)
TOTAL REVENUES	11,676,600	15,188,000	13,937,522	(1,250,478)
EXPENDITURES				
Current:				
General government				
City council and clerk	122,000	150,000	149,970	30
City manager's office	395,200	476,100	476,091	9
Human resources	145,700	141,200	139,625	1,575
City-wide expenditures	1,132,100	1,159,700	965,036	194,664
Municipal building	314,500	348,400	344,838	3,562
Information technology	154,000	193,100	186,913	6,187
Finance	457,300	448,500	448,407	93
Public safety				
Municipal court	197,800	173,400	161,715	11,685
Code enforcement	347,200	386,200	332,037	54,163
Police	4,619,900	4,469,000	4,275,371	193,629
Fire	2,982,800	3,180,900	2,993,687	187,213
Highways and streets				
Streets	801,200	813,000	806,671	6,329
Municipal garage	720,700	662,500	632,988	29,512
Public works administration	134,700	131,400	129,401	1,999
Community development	196,900	213,700	213,693	7
Culture and recreation	484,700	496,300	394,971	101,329
Capital outlays	33,500	42,900	42,803	97
TOTAL EXPENDITURES	13,240,200	13,486,300	12,694,217	792,083
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(1,563,600)	1,701,700	1,243,305	(458,395)
OTHER FINANCING SOURCES (USES)				
Transfers	1,036,000	1,015,800	740,160	(275,640)
Insurance proceeds	-	51,200	44,881	(6,319)
TOTAL OTHER FINANCING SOURCES (USES)	1,036,000	1,067,000	785,041	(281,959)
CHANGE IN FUND BALANCE	<u>\$ (527,600)</u>	<u>\$ 2,768,700</u>	2,028,346	<u>\$ (740,354)</u>
FUND BALANCES - BEGINNING OF YEAR			4,280,519	
FUND BALANCES - END OF YEAR			<u>\$ 6,308,865</u>	

CITY OF FERGUSON, MISSOURI
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE - PARKS FUND
FOR THE YEAR ENDED JUNE 30, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Taxes	\$ 1,299,400	\$ 1,473,700	\$ 1,600,863	\$ 127,163
Intergovernmental	608,800	470,500	471,084	584
Charges for service	123,100	64,400	118,489	54,089
Investment income	21,500	7,100	2,807	(4,293)
Other income	-	2,500	3,060	560
TOTAL REVENUES	2,052,800	2,018,200	2,196,303	178,103
EXPENDITURES				
Current:				
Culture and recreation	700,100	738,900	730,361	8,539
Capital outlays	650,000	502,400	502,388	12
TOTAL EXPENDITURES	1,350,100	1,241,300	1,232,749	8,551
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	702,700	776,900	963,554	186,654
OTHER FINANCING SOURCES (USES)				
Transfers	(889,100)	(864,900)	(714,100)	150,800
CHANGE IN FUND BALANCE	\$ (186,400)	\$ (88,000)	249,454	\$ 337,454
FUND BALANCES - BEGINNING OF YEAR			984,629	
FUND BALANCES - END OF YEAR			\$ 1,234,083	

CITY OF FERGUSON, MISSOURI
REQUIRED SUPPLEMENTAL INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABILITY (ASSET),
INVESTMENT RETURNS, AND RELATED RATIOS
JUNE 30,

	2021	2020	2019	2018	2017	2016	2015	2014
<u>Total Pension Liability</u>								
Service cost	\$ 397,237	\$ 521,332	\$ 506,148	\$ 478,580	\$ 445,882	\$ 500,687	\$ 525,226	\$ 491,664
Interest	1,997,954	1,890,712	1,844,251	1,816,236	1,751,269	1,744,263	1,688,615	1,648,590
Changes in benefit terms	-	-	-	-	64,214	-	-	-
Difference between expected and actual experience	208,083	(236,553)	(343,343)	108,417	(776,858)	(734,177)	(429,228)	-
Changes in assumptions	-	1,160,336	-	-	-	578,658	-	-
Benefit payments, including refunds	(1,789,003)	(1,774,927)	(1,718,298)	(1,496,728)	(1,448,216)	(1,322,238)	(1,262,471)	(1,161,198)
Net change in total pension liability	814,271	1,560,900	288,758	906,505	36,291	767,193	522,142	979,056
Total pension liability - beginning of year	27,120,486	25,559,586	25,270,828	24,364,323	24,328,032	23,560,839	23,038,697	22,059,641
Total pension liability - end of year	<u>\$ 27,934,757</u>	<u>\$ 27,120,486</u>	<u>\$ 25,559,586</u>	<u>\$ 25,270,828</u>	<u>\$ 24,364,323</u>	<u>\$ 24,328,032</u>	<u>\$ 23,560,839</u>	<u>\$ 23,038,697</u>
<u>Plan Fiduciary Net Position</u>								
Contributions - employer	\$ 377,983	\$ 422,916	\$ 336,116	\$ 363,471	\$ 398,610	\$ 547,500	\$ 535,336	\$ 524,100
Net investment income	6,902,048	744,301	1,423,089	2,201,221	2,769,457	148,466	1,220,472	3,797,967
Benefit payments, including refunds	(1,789,003)	(1,774,927)	(1,718,298)	(1,496,728)	(1,448,216)	(1,322,238)	(1,262,471)	(1,161,198)
Administrative expenses	(75,807)	(118,707)	(101,390)	(90,143)	(83,462)	(84,728)	(83,145)	(71,848)
Net change in plan fiduciary net position	5,415,221	(726,417)	(60,483)	977,821	1,636,389	(711,000)	410,192	3,089,021
Plan fiduciary net position - beginning of year	26,028,369	26,754,786	26,815,269	25,837,448	24,201,059	24,912,059	24,501,867	21,412,846
Plan fiduciary net position - end of year	<u>\$ 31,443,590</u>	<u>\$ 26,028,369</u>	<u>\$ 26,754,786</u>	<u>\$ 26,815,269</u>	<u>\$ 25,837,448</u>	<u>\$ 24,201,059</u>	<u>\$ 24,912,059</u>	<u>\$ 24,501,867</u>
Net pension liability (asset) - end of year	<u>\$ (3,508,833)</u>	<u>\$ 1,092,117</u>	<u>\$ (1,195,200)</u>	<u>\$ (1,544,441)</u>	<u>\$ (1,473,125)</u>	<u>\$ 126,973</u>	<u>\$ (1,351,220)</u>	<u>\$ (1,463,170)</u>
Plan fiduciary net position as a percentage of total pension liability	<u>112.6%</u>	<u>95.5%</u>	<u>104.7%</u>	<u>106.1%</u>	<u>106.0%</u>	<u>99.5%</u>	<u>105.7%</u>	<u>106.4%</u>
Covered payroll	<u>\$ 6,144,544</u>	<u>\$ 5,996,953</u>	<u>\$ 6,062,329</u>	<u>\$ 5,446,759</u>	<u>\$ 5,780,648</u>	<u>\$ 6,687,115</u>	<u>\$ 7,111,497</u>	<u>\$ 6,846,641</u>
Net pension liability as a percentage of covered payroll	<u>-57.1%</u>	<u>18.2%</u>	<u>-19.7%</u>	<u>-28.4%</u>	<u>-25.5%</u>	<u>1.9%</u>	<u>-19.0%</u>	<u>-21.4%</u>
Annual money-weighted rate of return, net of investment expense	27.1%	2.8%	5.4%	8.7%	11.7%	0.6%	5.0%	17.9%

Note: The above information is not available for years prior to the implementation of GASB 67. Once 10 years of information is available this schedule will provide 10 years of information.

CITY OF FERGUSON, MISSOURI
REQUIRED SUPPLEMENTAL INFORMATION
SCHEDULE OF ACTUARIALLY DETERMINED CONTRIBUTIONS

<u>Year Ended June 30,</u>	<u>Actuarially Determined Contribution</u>	<u>Employer Actual Contribution</u>	<u>Contribution Excess (Deficiency)</u>	<u>Covered Payroll</u>	<u>Contribution As A Percentage Of Covered Payroll</u>
2012	\$ 480,448	\$ 480,448	\$ -	\$ 6,187,888	7.8 %
2013	489,851	489,851	-	6,517,439	7.5
2014	524,100	524,100	-	6,846,641	7.7
2015	535,336	535,336	-	7,111,497	7.5
2016	547,500	547,500	-	6,687,115	8.2
2017	398,610	398,610	-	5,780,648	6.9
2018	363,471	363,471	-	5,446,759	6.7
2019	335,853	336,116	263	6,062,329	5.5
2020	422,916	422,916	-	5,996,953	7.1
2021	377,983	377,983	-	6,144,544	6.2

Notes to Schedule

Valuation Date: July 1, 2020

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age Normal
Amortization method	level percentage of payroll, over a rolling 10 year period
Asset valuation method	5 year smoothed market
Inflation	3.25%
Salary increases	2.75% to 6.75%, based on service (prior rate was 3.25%)
Investment return	7.25%, net of investment expense and including inflation (prior rate was 7.5%)
Retirement age	60 years of age and 8 years of credited service
Mortality	Unreduced benefit available at 55 if age and service are greater than 82 1/2 Rates of mortality for active and retired Participants are given by the Pub2010 General Mortality Table (Below Median) for males and females published by the Society of Actuaries projected on a generational basis using Scale SS. For pre-retirement deaths, 50% of these rates are assumed. For Disabled members, Pub2010 General Disability Mortality tables with projections for Males and Females were used.

CITY OF FERGUSON, MISSOURI
REQUIRED SUPPLEMENTAL INFORMATION
SCHEDULE OF CHANGES IN TOTAL OTHER POST-EMPLOYMENT BENEFIT LIABILITY
AND RELATED RATIOS AS OF JUNE 30,

	2021	2020	2019	2018
<u>Total Other Post-Employment Benefit Liability</u>				
Service cost	\$ 10,350	\$ 10,618	\$ 10,334	\$ 10,033
Interest	6,594	7,599	8,501	8,573
Changes in benefit terms	-	-	-	-
Difference between expected and actual experience	-	(10,799)	-	-
Changes in assumptions	7,906	37,244	6,467	-
Benefit payments, including refunds	(18,994)	(17,112)	(18,103)	(23,647)
Net change	5,856	27,550	7,199	(5,041)
Total Other Post-Employment Benefit Liability - beginning of year	268,215	240,665	233,466	238,507
Total Other Post-Employment Benefit Liability - end of year	<u>\$ 274,071</u>	<u>\$ 268,215</u>	<u>\$ 240,665</u>	<u>\$ 233,466</u>
Covered employee payroll	<u>\$5,585,157</u>	<u>\$5,585,157</u>	<u>\$5,755,573</u>	<u>\$5,955,692</u>
Total Other Post-Employment Benefit Liability as a percentage of covered employee payroll	<u>4.4%</u>	<u>4.8%</u>	<u>4.2%</u>	<u>3.9%</u>

Notes to Schedule

Valuation Date: June 30, 2020

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry Age
Inflation	2.75% (prior year 2.5%)
Healthcare Trend	5.5% initially, grading down to 4.25% ultimate (prior year (6.5%))
Salary increases	2.75%, including inflation (prior year 3.0%)
Discount rate	1.92% (prior year 2.45%)
Retirement age	60 with 8 years of service
Mortality	Rates of mortality for active and retired Participants are given by the Pub2010 General Mortality Table (Below Median) for males and females published by the Society of Actuaries projected on a generational basis using Scale SSA18. For pre-retirement deaths, 50% of these rates are assumed. For Disabled members, Pub2010 General Disability Mortality tables with projections for Males and Females were used.

Note: The above information is not available for years prior to the implementation of GASB 75. Once 10 years of information is available this schedule will provide 10 years of information. Also, there are no assets in a trust compliant with GASB codification P22.101 or P52.101.

CITY OF FERGUSON, MISSOURI
REQUIRED SUPPLEMENTAL INFORMATION
NOTE TO BUDGETARY COMPARISON INFORMATION

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Budgets are prepared on a basis consistent with GAAP. Annual appropriated budgets are adopted for the General, Park, Capital Improvements Sales Tax Capital Projects Funds, Special Business District, Farmers Market, Sewer Lateral Special Revenue, Economic Development Sales Tax, Downtown TIF Redevelopment, Certificates of Participation Bonds, and General Obligation Bonds Funds. The City does not prepare a budget for the North Park Redevelopment TIF Fund.

Prior to March 1st of each year, all departments of the City submit requests for appropriations to the City Manager. After review of these requests, the proposed annual operating budget is prepared by fund, function, and department.

Before May 1st, the proposed budget is submitted to the City Council for review. The City Council holds multiple worksessions and at least one public hearing and may add to, subtract from, or change appropriations. Prior to June 30th of each year, the Council adopts by resolution the budget, as revised, for the fiscal year beginning the following July 1st.

Legal budgetary control is at the departmental level. Any transfers of budgeted amounts from one department to another require the approval of the City Council. Funds are appropriated in the General Fund budget for general contingencies in an amount not to exceed 5 percent of the operating budget. Transfers for unplanned expenditures may be made from the contingency account to departmental budgets with City Manager approval. Budgeted amounts are as originally adopted or as amended by the City Council or City Manager, as appropriate. Supplemental appropriations were made to cover large unanticipated items.

Other Supplementary Information

CITY OF FERGUSON, MISSOURI
COMBINING BALANCE SHEET - NON MAJOR GOVERNMENTAL FUNDS
JUNE 30, 2021

	Special Revenue Funds					Capital Project Fund	Debt Service Funds		Total Non-major Governmental Funds
	Special Business District	Farmers Market	Sewer Lateral	Economic Development Fund	Downtown TIF Redevelopment	North Park Redevelopment TIF	Certificates of Participation	General Obligation Bonds	
ASSETS									
Cash and investments	\$ -	\$ 101	\$ 1,183,704	\$ -	\$ -	\$ -	\$ -	\$ 1,041,898	\$ 2,225,703
Taxes receivable:									
Sales	-	-	-	185,953	79,851	-	-	-	265,804
Property	-	-	5,878	-	41,404	-	-	102,482	149,764
Other	-	-	404	-	-	-	-	-	404
Due from other funds	54,891	49,776	31,840	921,602	909,022	611	279,947	42,457	2,290,146
TOTAL ASSETS	<u>\$ 54,891</u>	<u>\$ 49,877</u>	<u>\$ 1,221,826</u>	<u>\$ 1,107,555</u>	<u>\$ 1,030,277</u>	<u>\$ 611</u>	<u>\$ 279,947</u>	<u>\$ 1,186,837</u>	<u>\$ 4,931,821</u>
LIABILITIES									
Accounts payable	1,000	\$ -	\$ 12,900	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ 15,100
Due to other funds	-	47,377	-	-	288,000	-	260,844	87,324	683,545
TOTAL LIABILITIES	<u>1,000</u>	<u>47,377</u>	<u>12,900</u>	<u>1,200</u>	<u>288,000</u>	<u>-</u>	<u>260,844</u>	<u>87,324</u>	<u>698,645</u>
DEFERRED INFLOWS OF RESOURCES									
Unavailable revenue:									
Property taxes	-	-	-	-	41,404	-	-	90,439	131,843
FUND BALANCES:									
Restricted for:									
Debt service	-	-	-	-	-	-	19,103	1,009,074	1,028,177
Capital project	-	-	-	-	-	611	-	-	611
Economic development	53,891	2,500	-	1,106,355	-	-	-	-	1,162,746
Downtown TIF	-	-	-	-	700,873	-	-	-	700,873
Sewer Lateral	-	-	1,208,926	-	-	-	-	-	1,208,926
TOTAL FUND BALANCES	<u>53,891</u>	<u>2,500</u>	<u>1,208,926</u>	<u>1,106,355</u>	<u>700,873</u>	<u>611</u>	<u>19,103</u>	<u>1,009,074</u>	<u>4,101,333</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 54,891</u>	<u>\$ 49,877</u>	<u>\$ 1,221,826</u>	<u>\$ 1,107,555</u>	<u>\$ 1,030,277</u>	<u>\$ 611</u>	<u>\$ 279,947</u>	<u>\$ 1,186,837</u>	<u>\$ 4,931,821</u>

CITY OF FERGUSON, MISSOURI
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NON MAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2021

	Special Revenue Funds					Capital Project Fund	Debt Service Funds		Total Non-major Governmental Funds
	Special Business District	Farmers Market	Sewer Lateral	Economic Development Fund	Downtown TIF Redevelopment	North Park Redevelopment TIF	Certificates of Participation	General Obligation Bonds	
REVENUES									
Taxes	\$ -	\$ -	\$ 198,484	\$ 1,199,923	\$ 711,952	\$ -	\$ -	\$ 620,336	\$ 2,730,695
Licenses and permits	31,523	-	-	-	-	-	-	-	31,523
Investment income	-	-	3,758	620	308	-	-	2,004	6,690
TOTAL REVENUES	<u>31,523</u>	<u>-</u>	<u>202,242</u>	<u>1,200,543</u>	<u>712,260</u>	<u>-</u>	<u>-</u>	<u>622,340</u>	<u>2,768,908</u>
EXPENDITURES									
Current:									
Community development	5,525	27,500	267,989	310,390	350,397	-	-	-	961,801
Debt services:									
Principal, interest and fiscal charges	-	-	-	-	-	-	828,364	559,725	1,388,089
TOTAL EXPENDITURES	<u>5,525</u>	<u>27,500</u>	<u>267,989</u>	<u>310,390</u>	<u>350,397</u>	<u>-</u>	<u>828,364</u>	<u>559,725</u>	<u>2,349,890</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>25,998</u>	<u>(27,500)</u>	<u>(65,747)</u>	<u>890,153</u>	<u>361,863</u>	<u>-</u>	<u>(828,364)</u>	<u>62,615</u>	<u>419,018</u>
OTHER FINANCING SOURCES (USES)									
Issuance of debt	-	-	-	-	-	-	-	4,480,000	4,480,000
Payments to escrow agent	-	-	-	-	-	-	-	(4,499,811)	(4,499,811)
Transfers	(40,324)	19,775	(23,300)	(1,318,980)	(237,451)	-	827,100	-	(773,180)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(40,324)</u>	<u>19,775</u>	<u>(23,300)</u>	<u>(1,318,980)</u>	<u>(237,451)</u>	<u>-</u>	<u>827,100</u>	<u>(19,811)</u>	<u>(792,991)</u>
CHANGE IN FUND BALANCE	(14,326)	(7,725)	(89,047)	(428,827)	124,412	-	(1,264)	42,804	(373,973)
FUND BALANCES - BEGINNING OF YEAR	<u>68,217</u>	<u>10,225</u>	<u>1,297,973</u>	<u>1,535,182</u>	<u>576,461</u>	<u>611</u>	<u>20,367</u>	<u>966,270</u>	<u>4,475,306</u>
FUND BALANCES - END OF YEAR	<u>\$ 53,891</u>	<u>\$ 2,500</u>	<u>\$ 1,208,926</u>	<u>\$ 1,106,355</u>	<u>\$ 700,873</u>	<u>\$ 611</u>	<u>\$ 19,103</u>	<u>\$ 1,009,074</u>	<u>\$ 4,101,333</u>

CITY OF FERGUSON, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
CAPITAL IMPROVEMENTS SALES TAX CAPITAL PROJECTS FUND
FOR THE YEAR ENDED JUNE 30, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Taxes	\$ 1,219,200	\$ 1,401,000	\$ 1,482,225	\$ 81,225
Intergovernmental	266,800	-	156,286	156,286
Investment income	3,700	5,900	(2,023)	(7,923)
TOTAL REVENUES	<u>1,489,700</u>	<u>1,406,900</u>	<u>1,636,488</u>	<u>229,588</u>
EXPENDITURES				
Capital outlay	1,104,800	821,559	821,498	61
Debt service:				
Principal, interest and fiscal charges	553,300	472,541	472,541	-
TOTAL EXPENDITURES	<u>1,658,100</u>	<u>1,294,100</u>	<u>1,294,039</u>	<u>61</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(168,400)</u>	<u>112,800</u>	<u>342,449</u>	<u>229,649</u>
OTHER FINANCING SOURCES				
Transfers	(314,000)	264,000	747,120	483,120
Proceeds from the issuance of debt	-	460,000	460,480	480
TOTAL OTHER FINANCING SOURCES	<u>(314,000)</u>	<u>724,000</u>	<u>1,207,600</u>	<u>483,600</u>
CHANGE IN FUND BALANCE	<u>\$ (482,400)</u>	<u>\$ 836,800</u>	<u>1,550,049</u>	<u>\$ 713,249</u>
FUND BALANCES - BEGINNING OF YEAR			<u>(452,657)</u>	
FUND BALANCES - END OF YEAR			<u>\$ 1,097,392</u>	

CITY OF FERGUSON, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
SPECIAL BUSINESS DISTRICT SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Licenses and permits	\$ 15,000	\$ 24,000	\$ 31,523	\$ 7,523
EXPENDITURES				
Community development	30,000	5,555	5,525	30
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(15,000)	18,445	25,998	7,553
OTHER FINANCING SOURCES				
Transfers	-	(57,793)	(40,324)	17,469
CHANGE IN FUND BALANCE	<u>\$ (15,000)</u>	<u>\$ (39,348)</u>	(14,326)	<u>\$ 25,022</u>
FUND BALANCES - BEGINNING OF YEAR			68,217	
FUND BALANCES - END OF YEAR			<u>\$ 53,891</u>	

CITY OF FERGUSON, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
FARMERS MARKET SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Licenses and permits	\$ 30,000	\$ 30,000	\$ -	\$ (30,000)
EXPENDITURES				
Community development	30,000	30,000	27,500	2,500
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	(27,500)	(27,500)
OTHER FINANCING SOURCES				
Transfers	30,000	19,775	19,775	-
CHANGE IN FUND BALANCE	<u>\$ 30,000</u>	<u>\$ 19,775</u>	(7,725)	<u>\$ (27,500)</u>
FUND BALANCES - BEGINNING OF YEAR			10,225	
FUND BALANCES - END OF YEAR			<u>\$ 2,500</u>	

CITY OF FERGUSON, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
SEWER LATERAL SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Taxes	\$ 190,000	\$ 190,700	\$ 198,484	\$ 7,784
Investment income	22,000	20,000	3,758	(16,242)
TOTAL REVENUES	<u>212,000</u>	<u>210,700</u>	<u>202,242</u>	<u>(8,458)</u>
EXPENDITURES				
Community development	<u>150,000</u>	<u>273,900</u>	<u>267,989</u>	<u>5,911</u>
EXCESS OF REVENUES OVER EXPENDITURES	62,000	(63,200)	(65,747)	(2,547)
OTHER FINANCING USES				
Transfers	<u>(21,000)</u>	<u>(22,800)</u>	<u>(23,300)</u>	<u>(500)</u>
CHANGE IN FUND BALANCE	<u>\$ 41,000</u>	<u>\$ (86,000)</u>	(89,047)	<u>\$ (3,047)</u>
FUND BALANCES - BEGINNING OF YEAR			<u>1,297,973</u>	
FUND BALANCES - END OF YEAR			<u>\$ 1,208,926</u>	

CITY OF FERGUSON, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
ECONOMIC DEVELOPMENT SALES TAX SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Taxes	\$ 889,500	\$ 1,160,500	\$ 1,199,923	\$ 39,423
Investment income	2,100	600	620	20
TOTAL REVENUES	<u>891,600</u>	<u>1,161,100</u>	<u>1,200,543</u>	<u>39,443</u>
EXPENDITURES				
Current:				
Community development	<u>667,000</u>	<u>329,600</u>	<u>310,390</u>	<u>19,210</u>
EXCESS OF REVENUES OVER EXPENDITURES	224,600	831,500	890,153	20,233
OTHER FINANCING USES				
Transfers	<u>(381,000)</u>	<u>(960,000)</u>	<u>(1,318,980)</u>	<u>(358,980)</u>
CHANGE IN FUND BALANCE	<u>\$ (156,400)</u>	<u>\$ (128,500)</u>	(428,827)	<u>\$ (338,747)</u>
FUND BALANCES - BEGINNING OF YEAR			<u>1,535,182</u>	
FUND BALANCES - END OF YEAR			<u>\$ 1,106,355</u>	

CITY OF FERGUSON, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
DOWNTOWN TIF REDEVELOPMENT SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Taxes	\$ 522,800	\$ 669,500	\$ 711,952	\$ 42,452
Investment income	300	300	308	8
TOTAL REVENUES	<u>523,100</u>	<u>669,800</u>	<u>712,260</u>	<u>42,460</u>
EXPENDITURES				
Community development	<u>219,700</u>	<u>377,200</u>	<u>350,397</u>	<u>26,803</u>
EXCESS OF REVENUES OVER EXPENDITURES	303,100	292,300	361,863	69,563
OTHER FINANCING USES				
Transfers	<u>(288,000)</u>	<u>(219,982)</u>	<u>(237,451)</u>	<u>(17,469)</u>
CHANGE IN FUND BALANCE	<u>\$ 15,100</u>	<u>\$ 72,318</u>	124,412	<u>\$ 52,094</u>
FUND BALANCES - BEGINNING OF YEAR			<u>576,461</u>	
FUND BALANCES - END OF YEAR			<u>\$ 700,873</u>	

CITY OF FERGUSON, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
CERTIFICATES OF PARTICIPATION DEBT SERVICE FUND
FOR THE YEAR ENDED JUNE 30, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Investment income	\$ -	\$ -	\$ -	\$ -
EXPENDITURES				
Debt service:				
Principal, interest and fiscal charges	827,300	832,300	828,364	3,936
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(827,300)	(832,300)	(828,364)	3,936
OTHER FINANCING SOURCES				
Transfers	827,100	825,900	827,100	1,200
CHANGE IN FUND BALANCE	<u>\$ (200)</u>	<u>\$ (6,400)</u>	(1,264)	<u>\$ 5,136</u>
FUND BALANCES - BEGINNING OF YEAR			20,367	
FUND BALANCES - END OF YEAR			<u>\$ 19,103</u>	

CITY OF FERGUSON, MISSOURI
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
GENERAL OBLIGATION BONDS DEBT SERVICE FUND
FOR THE YEAR ENDED JUNE 30, 2021

	BUDGET		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Taxes	\$ 521,100	\$ 579,000	\$ 620,336	\$ 41,336
Investment income	1,900	2,300	2,004	(296)
TOTAL REVENUES	<u>523,000</u>	<u>581,300</u>	<u>622,340</u>	<u>41,040</u>
EXPENDITURES				
Debt service:				
Principal, interest and fiscal charges	<u>526,000</u>	<u>579,586</u>	<u>559,725</u>	<u>19,861</u>
EXCESS OF REVENUES OVER EXPENDITURES	(3,000)	1,714	62,615	60,901
OTHER FINANCING SOURCES (USES)				
Issuance of debt	-	-	4,480,000	4,480,000
Payments to escrow agent	-	-	(4,499,811)	(4,499,811)
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>(19,811)</u>	<u>(19,811)</u>
CHANGE IN FUND BALANCE	<u>\$ (3,000)</u>	<u>\$ 1,714</u>	42,804	<u>\$ 41,090</u>
FUND BALANCES - BEGINNING OF YEAR			<u>966,270</u>	
FUND BALANCES - END OF YEAR			<u>\$ 1,009,074</u>	

Statistical Section

STATISTICAL SECTION

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

Financial Trends

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

Revenue Capacity

These schedules contain information to help the reader assess the government's most significant local revenue sources.

Debt Capacity

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

Demographic and Economic Information

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

Operating Information

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

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

CITY OF FERGUSON, MISSOURI

**NET POSITION
LAST TEN FISCAL YEARS**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018 (1)</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
Governmental activities:										
Net investment in capital										
assets	\$ 23,577,360	\$ 24,070,312	\$ 23,089,137	\$ 20,933,233	\$ 19,131,652	\$ 17,532,442	\$ 17,034,039	\$ 12,890,682	\$ 10,525,807	\$ 7,962,476
Restricted	5,481,175	5,596,267	4,713,962	5,164,498	4,627,013	4,487,602	5,889,626	5,560,201	7,376,914	9,566,443
Unrestricted	<u>7,611,699</u>	<u>3,274,784</u>	<u>5,429,292</u>	<u>5,148,345</u>	<u>4,780,861</u>	<u>4,534,529</u>	<u>6,653,065</u>	<u>11,712,807</u>	<u>10,558,847</u>	<u>8,830,630</u>
Total governmental										
activities net position	<u>\$ 36,670,234</u>	<u>\$ 32,941,363</u>	<u>\$ 33,232,391</u>	<u>\$ 31,246,076</u>	<u>\$ 28,539,526</u>	<u>\$ 26,554,573</u>	<u>\$ 29,576,730</u>	<u>\$ 30,163,690</u>	<u>\$ 28,461,568</u>	<u>\$ 26,359,549</u>

(1) In fiscal year 2018, a prior period adjustment was made which decreased the net position by \$155,972.

CITY OF FERGUSON
CHANGES IN NET POSITION, LAST TEN FISCAL YEARS
(Accrual basis of accounting)

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
EXPENSES										
Administrative	\$ 2,862,322	\$ 3,831,945	\$ 3,012,594	\$ 3,189,143	\$ 2,584,627	\$ 2,499,916	\$ 2,464,983	\$ 1,958,240	\$ 1,657,963	\$ 1,490,297
Public Safety	8,198,070	9,276,253	8,658,537	8,685,010	8,030,996	9,338,056	9,733,218	9,209,729	8,454,328	8,068,845
Highway and streets	2,623,068	2,895,814	3,384,530	3,087,702	2,398,632	2,965,678	3,109,989	3,057,233	3,472,835	2,783,537
Community development	1,176,598	657,072	908,975	489,319	533,199	833,146	556,838	921,645	1,032,783	539,542
Culture and recreation	1,620,090	1,771,500	1,881,122	1,897,060	1,870,978	1,887,419	1,848,805	1,663,656	1,669,835	1,604,340
Interest and fiscal charges	401,601	420,013	436,435	472,328	514,614	587,505	638,257	946,140	795,834	679,492
Total governmental activities expenses	16,881,749	18,852,597	18,282,193	17,820,562	15,933,046	18,111,720	17,756,643	17,083,578	15,166,053	15,242,605
PROGRAM REVENUE										
Charges for services:										
General government	879,950	439,092	625,286	729,298	724,452	410,456	819,487	905,815	772,859	617,251
Public safety	173,998	238,595	355,272	381,972	342,372	647,273	1,105,232	2,148,944	2,619,331	2,339,013
Highway and streets	287,011	280,404	329,381	264,290	290,717	347,849	477,016	336,230	231,883	507,977
Community development	-	-	-	-	-	-	-	-	-	-
Culture and recreation	118,489	193,325	333,030	377,433	442,057	338,258	356,342	324,954	310,937	362,054
Operating grants	1,653,736	30,656	18,199	68,014	40,232	36,362	47,023	152,707	170,831	195,787
Capital grants	1,621,623	1,813,344	2,951,827	3,020,349	2,446,058	2,018,451	1,388,140	2,665,152	1,800,834	303,202
Total governmental activities program revenue	4,734,807	2,995,416	4,612,995	4,841,356	4,285,888	3,798,649	4,193,240	5,906,675	4,325,284	3,831,820
NET EXPENSES	<u>(12,146,942)</u>	<u>(15,857,181)</u>	<u>(13,669,198)</u>	<u>(12,979,206)</u>	<u>(11,647,158)</u>	<u>(14,313,071)</u>	<u>(13,563,403)</u>	<u>(11,176,903)</u>	<u>(10,840,769)</u>	<u>(11,410,785)</u>
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION										
Governmental activities:										
Taxes:										
Sales	9,887,169	9,573,316	9,719,188	9,749,612	8,399,501	6,457,803	6,507,636	6,657,826	7,483,584	6,583,419
Utility	2,587,946	2,680,938	2,938,849	3,080,174	2,732,867	2,213,738	2,406,507	2,459,500	2,453,095	2,349,542
Property	3,131,430	2,879,465	2,626,819	2,842,024	2,438,120	2,346,301	2,912,473	3,327,974	3,421,789	2,837,325
Other	-	-	-	-	-	-	-	55,024	57,851	1,047,469
Investment income	4,457	268,136	261,853	76,796	6,962	170,645	172,514	227,521	(66,290)	245,779
Other miscellaneous revenue	264,811	164,397	108,705	93,122	54,661	102,427	109,587	197,118	124,487	42,757
Total governmental activities	15,875,813	15,566,252	15,655,414	15,841,728	13,632,111	11,290,914	12,108,717	13,474,516	13,106,291	12,599,573
CHANGES IN NET POSITION	<u>\$ 3,728,871</u>	<u>\$ (290,929)</u>	<u>\$ 1,986,216</u>	<u>\$ 2,862,522</u>	<u>\$ 1,984,953</u>	<u>\$ (3,022,157)</u>	<u>\$ (1,454,686)</u>	<u>\$ 2,297,613</u>	<u>\$ 2,265,522</u>	<u>\$ 1,188,788</u>

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

	2021	2020	2019 (1)	2018	2017	2016	2015	2014	2013 (2)	2012
General Fund:										
Nonspendable	\$ 426,512	\$ 415,417	\$ 276,602	\$ 290,068	\$ 404,855	\$ 386,491	\$ 113,016	\$ 290,999	\$ 191,348	\$ 232,408
Assigned	-	-	-	-	-	-	-	-	-	105,200
Unassigned	5,882,353	3,865,102	4,786,397	4,330,348	3,377,331	3,206,711	5,778,621	7,907,704	10,308,718	9,324,324
Total general fund	<u>\$ 6,308,865</u>	<u>\$ 4,280,519</u>	<u>\$ 5,062,999</u>	<u>\$ 4,620,416</u>	<u>\$ 3,782,186</u>	<u>\$ 3,593,202</u>	<u>\$ 5,891,637</u>	<u>\$ 8,198,703</u>	<u>\$ 10,500,066</u>	<u>\$ 9,661,932</u>
All Other Governmental Funds:										
Nonspendable	\$ 56,466	\$ 91,466	\$ 76,016	\$ 68,834	\$ 40,385	\$ 13,758	\$ 108,624	\$ 1,148	\$ -	\$ -
Restricted	6,376,342	5,401,454	4,261,493	5,054,923	4,722,327	4,728,210	6,674,724	10,973,895	14,843,865	10,837,846
Assigned (2)	-	-	-	-	-	-	-	-	1,072	212,305
Unassigned	-	(485,642)	(276,426)	(6,260)	(6,262)	-	(5,963)	(78)	-	-
Total all other governmental funds	<u>\$ 6,432,808</u>	<u>\$ 5,007,278</u>	<u>\$ 4,061,083</u>	<u>\$ 5,117,497</u>	<u>\$ 4,756,450</u>	<u>\$ 4,741,968</u>	<u>\$ 6,777,385</u>	<u>\$ 10,974,965</u>	<u>\$ 14,844,937</u>	<u>\$ 11,050,151</u>

(1) In fiscal year 2019, a prior period adjustment was made which decreased the fund balance by \$243,303.

(2) In fiscal year 2013, the City reached the conclusion that its Parks Fund's fund balance is not assigned but, instead, is restricted by statute and, accordingly, was previously incorrectly classified. Restatement of restricted fund balances for the two fiscal years ended June 30, 2012 and 2011 has been made. Those amount are \$1,227,163 (2012) and \$1,110,458 (2011), respectively.

CITY OF FERGUSON
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Revenues										
Taxes (1)	\$ 15,638,277	\$ 15,151,189	\$ 15,311,076	\$ 15,664,795	\$ 13,559,457	\$ 10,984,200	\$ 11,787,058	\$ 13,506,530	\$ 13,349,317	\$ 12,728,871
Intergovernmental (1)	3,389,708	2,369,786	2,560,131	3,088,363	2,486,290	2,054,813	1,435,163	-	-	-
Licenses and permits	891,275	572,110	800,923	783,388	811,919	827,835	900,632	739,497	679,240	730,581
Charges for service	423,227	502,686	647,299	635,251	705,905	607,927	746,329	780,373	684,580	774,429
Fines and forfeitures	144,946	200,175	312,499	338,154	296,026	598,038	1,050,276	2,096,617	2,571,190	2,227,648
Investment income	4,457	268,136	261,853	76,796	6,962	170,645	172,514	227,521	(66,290)	245,779
Other income	47,331	41,620	14,541	48,122	21,629	37,598	58,273	1,846,096	2,045,489	542,463
Total Revenues	<u>20,539,221</u>	<u>19,105,702</u>	<u>19,908,322</u>	<u>20,634,869</u>	<u>17,888,188</u>	<u>15,281,056</u>	<u>19,196,634</u>	<u>19,263,526</u>	<u>17,249,771</u>	<u>16,665,014</u>
Expenditures										
General government	2,710,880	3,479,090	2,675,423	2,573,992	2,357,530	2,219,034	2,240,144	1,731,979	1,443,858	1,281,211
Public safety	7,762,810	7,871,523	7,768,100	7,769,815	7,186,097	8,275,249	9,028,104	8,561,370	8,066,962	7,756,871
Highways and streets	1,569,060	1,756,264	1,815,838	1,671,316	1,635,416	1,878,212	2,033,071	2,247,913	2,386,624	1,975,865
Community development	1,175,494	643,240	912,504	484,884	560,799	842,876	505,593	662,424	639,587	536,152
Culture and recreation	1,125,332	1,138,117	1,329,178	1,335,610	1,329,732	1,318,853	1,394,516	1,290,963	1,311,007	1,242,896
Capital outlay	1,366,689	2,758,431	3,876,004	3,635,327	2,544,368	2,234,082	6,276,447	8,068,753	7,453,234	4,196,885
Debt service:										
Issuance cost	33,775	-	-	-	-	-	-	-	102,473	155,534
Interest and fiscal charges	396,227	425,905	448,630	484,741	525,859	590,423	636,993	741,444	522,421	926,894
Principal	1,430,628	1,537,026	1,495,217	1,524,907	1,577,953	2,321,008	1,677,656	2,202,467	1,854,869	1,435,000
Total Expenditures	<u>17,570,895</u>	<u>19,609,596</u>	<u>20,320,894</u>	<u>19,480,592</u>	<u>17,717,754</u>	<u>19,679,737</u>	<u>25,507,313</u>	<u>23,781,035</u>	<u>19,507,308</u>	<u>16,911,663</u>
Excess of Revenues Over (Under) Expenditures	<u>2,968,326</u>	<u>(503,894)</u>	<u>(412,572)</u>	<u>1,154,277</u>	<u>170,434</u>	<u>(4,398,681)</u>	<u>(6,310,679)</u>	<u>(4,517,509)</u>	<u>(2,257,537)</u>	<u>(246,649)</u>
Other Financing Sources (Uses)										
Proceeds from issuance of debt	4,940,480	556,420	-	-	-	-	1,086,316	-	9,055,000	10,065,000
Payment to bond escrow agent	(4,499,811)	-	-	-	-	-	-	-	-	(2,280,400)
Insurance proceeds	44,881	62,544	42,044	45,000	7,699	64,829	51,314	132,757	50,663	-
Premium (discount) on bond issue	-	-	-	-	-	-	-	-	44,764	110,895
Sales of capital assets	-	48,645	-	-	25,333	-	-	6,587	-	-
Total Other Financing Sources (Uses)	<u>485,550</u>	<u>667,609</u>	<u>42,044</u>	<u>45,000</u>	<u>33,032</u>	<u>64,829</u>	<u>1,137,630</u>	<u>139,344</u>	<u>9,150,427</u>	<u>7,895,495</u>
Change in Fund Balances	<u>\$ 3,453,876</u>	<u>\$ 163,715</u>	<u>\$ (370,528)</u>	<u>\$ 1,199,277</u>	<u>\$ 203,466</u>	<u>\$ (4,333,852)</u>	<u>\$ (5,173,049)</u>	<u>\$ (4,378,165)</u>	<u>\$ 6,892,890</u>	<u>\$ 7,648,846</u>
Debt service as a percentage of noncapital expenditures	10.9%	11.2%	11.1%	11.8%	13.7%	16.1%	12.7%	16.3%	13.7%	15.2%

(1) Beginning in 2015, the City included motor fuel sales, cigarette receipts, road and bridge taxes, and grants as intergovernmental.

CITY OF FERGUSON, MISSOURI
ASSESSED AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY - GENERAL FUND
LAST TEN FISCAL YEARS

<u>Fiscal Year</u>	<u>Real Property</u>	<u>Personal Property</u>	<u>Assessed Value</u>	<u>Total Direct Residential Tax Rate</u>	<u>Estimated Actual Value</u>
2012	\$ 172,971,708	\$ 33,903,467	\$ 206,875,175	\$ 1.020	\$ 883,503,022
2013	152,097,950	33,584,140	185,682,090	1.356	820,046,200
2014	134,734,400	33,379,110	168,113,510	1.414	730,894,435
2015	135,374,200	35,128,880	170,503,080	1.367	765,548,050
2016	127,848,280	33,545,570	161,393,850	1.324	706,674,500
2017	138,570,019	34,569,126	173,139,145	1.324	758,102,113
2018	151,483,676	32,462,249	183,945,925	1.384	765,341,843
2019	149,476,066	33,874,641	183,350,707	1.328	742,392,315
2020	174,994,521	33,407,661	208,402,182	1.172	737,837,960
2021	174,994,521	33,407,661	208,402,182	1.181	737,837,960

Residential real property is assessed at 19 percent of estimated value, commercial at 32 percent, and agricultural at 12 percent; personal property is assessed at 33 1/3 percent.

A complete property assessment is made by the Assessor biannually in odd-numbered years. Tax rates are per \$100 of assessed value.

Source: St. Louis County Assessor

NOTE: State law prohibits the disclosure of specific taxpayer information. As a result, property tax information is provided instead.

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

<u>Fiscal Year</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
City										
General	\$ 0.7290	\$ 0.7230	\$ 0.8240	\$ 0.8120	\$ 0.8000	\$ 0.8000	\$ 0.8000	\$ 0.8000	\$ 0.8000	\$ 0.4500
Parks	0.1750	0.1730	0.1980	0.1950	0.2000	0.2000	0.2000	0.1980	0.1920	0.1900
Debt Service	<u>0.2770</u>	<u>0.2760</u>	<u>0.3060</u>	<u>0.3770</u>	<u>0.3240</u>	<u>0.3240</u>	<u>0.3670</u>	<u>0.4160</u>	<u>0.3640</u>	<u>0.3800</u>
Total	<u>1.1810</u>	<u>1.1720</u>	<u>1.3280</u>	<u>1.3840</u>	<u>1.3240</u>	<u>1.3240</u>	<u>1.3670</u>	<u>1.4140</u>	<u>1.3560</u>	<u>1.0200</u>
School District	4.9025	4.9025	5.5400	5.4333	5.5400	5.5400	5.5400	5.0400	5.0400	5.0200
County	0.5180	0.5180	0.5230	0.4890	0.5150	0.5150	0.5230	0.5230	0.5230	0.5230
State	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.3000	0.0300	0.0300	0.3000
Other	<u>2.1154</u>	<u>2.0264</u>	<u>2.1669</u>	<u>2.0867</u>	<u>2.1665</u>	<u>2.2297</u>	<u>1.9885</u>	<u>2.2361</u>	<u>1.9682</u>	<u>1.7174</u>
Total	<u><u>\$ 8.7469</u></u>	<u><u>\$ 8.6489</u></u>	<u><u>\$ 9.5879</u></u>	<u><u>\$ 9.4230</u></u>	<u><u>\$ 9.5755</u></u>	<u><u>\$ 9.6387</u></u>	<u><u>\$ 9.7185</u></u>	<u><u>\$ 9.2431</u></u>	<u><u>\$ 8.9172</u></u>	<u><u>\$ 8.5804</u></u>

Residential real property tax rates per \$100 assessed value

Taxing district: 111AK

Source: St. Louis County Assessor

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

Property Taxpayer	Type of Business	2021		2012	
		Assessed Value	Percent of Total Assessment	Assessed Value	Percent of Total Assessment
Emerson Electric	Manufacturing	\$ 12,328,650	5.9 %	\$ 12,351,000	6.4 %
Centene Corp	Healthcare	4,699,210	2.3		
Walmart/Sam's Club	Retail Sales	4,454,580	2.1	4,224,000	2.2
Home Depot USA, Inc.	Retail Sales	1,849,470	0.9	1,824,000	0.9
Crossings at Halls Ferry LLC	Shopping Center	1,740,040	0.8	3,616,000	1.9
Michael Palmer	Development	1,678,180	0.8		
NCF LLC	Real Estate Holding Co.	1,649,120	0.8	1,851,000	0.8
MIMG XL VI Knolls LLC	Apartment Rental	1,619,410	0.8		
Northwinds Apartments LLP	Apartment Rental	1,598,370	0.8	1,895,000	1.0
A & O Investments	Real Estate Holding Co.	1,343,330	0.6		
Park Ridge Appts/Gannon Ptrship	Apartment Rental			1,691,000	0.9
Lipton Properties	Apartment Rental			1,969,000	1.0
US Bancorp-Allen Technologies	Equipment Leasing			2,130,000	1.1
Afshari Enterprises Inc.	Real Estate Holding Co.			1,935,000	1.0
Totals		<u>\$ 32,960,360</u>	<u>15.9 %</u>	<u>\$ 33,486,000</u>	<u>17.2 %</u>

Source: St. Louis County Assessor

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

Fiscal Year	Original Tax Levy	Current Tax Collections	Percent Collected As Current	Total Tax Collections	Total Collections As Percent of Levy
2012	\$ 1,193,729	\$ 937,925	89.6 %	\$ 1,187,121	99.4 %
2013	1,190,246	960,575	80.7	1,181,388	99.3
2014	1,858,710	1,482,937	79.8	1,855,057	99.8
2015	1,733,657	1,345,991	77.6	1,726,652	99.6
2016	1,680,467	1,392,551	82.9	1,674,106	99.6
2017	1,613,246	1,285,718	79.7	1,584,428	98.2
2018	2,537,976	1,739,230	68.5	2,504,977	98.7
2019	2,414,992	1,742,248	72.1	2,363,613	97.9
2020	2,517,327	1,765,890	70.1	2,432,017	96.6
2021	2,511,042	1,946,795	77.5	NA	NA

(1) Original levy adjusted for strikeouts and additions by St. Louis County Board of Equalization.

Source: St. Louis County Collector of Revenue

CITY OF FERGUSON, MISSOURI
SALES TAX RATES AND TAXABLE SALES
LAST NINE FISCAL YEARS

<u>Fiscal Year</u>	<u>City Direct Rate</u>	<u>St. Louis County</u>	<u>State of Missouri</u>	<u>Direct and Overlapping</u>	<u>Sales Tax Revenues</u>	<u>Taxable Sales</u>
2013	2.57 %	2.88 %	4.225 %	9.675 %	\$ 7,483,584	\$ 291,190,039
2014	2.57	2.88	4.225	9.675	6,657,826	259,059,377
2015	2.57	2.88	4.225	9.675	6,507,636	253,215,409
2016	2.57	2.88	4.225	9.675	6,457,803	251,276,381
2017	3.07	2.88	4.225	10.175	8,399,501	273,599,381
2018	3.07	2.88	4.225	10.175	9,749,612	317,576,938
2019	3.07	2.88	4.225	10.175	9,719,188	316,585,928
2020	3.07	2.88	4.225	10.175	9,573,316	311,834,397
2021	3.07	2.88	4.225	10.175	9,887,169	322,057,622

Note: State Law prohibits the disclosure of specific taxpayer information.

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

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

- General sales tax
- Capital improvements sales tax
- Parks and stormwater sales tax
- 1/4 Fire sales tax
- 1/4 Local sales tax
- Economic development sales tax effective October 2016
- Public Safety tax effective October 2017 (Prop P)

Note: Information prior to 2013 was not currently available.

CITY OF FERGUSON, MISSOURI
RATIO OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Governmental Activities

Fiscal Year	Tax Increment Revenue Bonds (2)	Certificates of Participation (3)	Variable Rate Capital Improvement Bonds (4)	Capital Leases (5)	General Obligation Bonds (6)	Total Primary Government	Percentage of Personal Income (7)	Per Capita
2012	\$ 2,545	\$ 2,065	\$ 3,550	\$ 893	\$ 7,670	\$ 16,723	2.11 %	\$ 789
2013	1,810	10,925	3,190	663	7,345	23,933	3.08	1,129
2014	1,015	10,405	2,820	480	7,010	21,730	2.74	1,029
2015	782	9,875	2,430	1,406	6,759	21,252	2.61	1,008
2016	-	9,260	2,025	1,210	6,446	18,941	2.21	899
2017	-	8,773	1,605	1,007	5,970	17,355	1.93	823
2018	-	8,171	1,170	872	5,610	15,823	1.84	763
2019	-	7,558	715	807	5,240	14,320	1.67	691
2020	-	7,391	245	740	4,955	13,331	1.77	650
2021	-	7,120	-	671	4,562	12,353	1.46	583

Notes:

- (1) Details regarding the City's outstanding debt can be found in the notes to the financial statements.
- (2) On September 12, 1997 the City issued tax increment bonds for the Crossings at Halls Ferry Redevelopment Project. These bonds were refunded on March 1, 2005, when the City issued \$7,370,000 in TIF bonds to refund the prior bonds.
- (3) On October 3, 2002, the City issued certificates of participation of \$3,480,000 for the new aquatic facility known as the Splash at Wabash.
On January 30, 2013, the City issued certificates of participation of \$9,055,000 for acquiring land and constructing a new community center and renovations to other
On September 1, 2019, the City issued certificates of participation of \$1,016,400 for the purchase of a new pumper truck.
- (4) In September 2005, the City issued \$2,250,000 in variable rate capital improvement bonds. The purpose of the bonds is to finance the cost of acquiring, constructing, rehabilitating, equipping, and improving certain capital improvement projects. On September 1, 2006, the city issued an additional \$2,750,000.
- (5) Leases with various lessors for fire trucks and infrastructure improvements.
- (6) In September 2011, the City issued \$8,000,000 in general obligation bonds. The purpose of the bonds is to finance the cost of acquiring, constructing, and equipping a new firehouse. On April 5, 2021, the City issued \$4,480,000 in general obligation refunding bonds to defease all of the outstanding 2011 bonds.
- (7) See table entitled "Demographic and Economic Statistics" for personal income and population data.
- (8) On January 30, 2013, the City issued \$9,055,000 of certificates of participation bonds - Series 2013. The bonds were issued for the purpose of acquiring land and buildings for a new community center and the renovation of these buildings and for renovation and additions to the building currently housing the police department.
- (9) All amounts rounded to the nearest \$1,000, except for percent and per capita.

CITY OF FERGUSON, MISSOURI
SCHEDULE OF RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING
LAST 10 YEARS

<u>Fiscal Year</u>	<u>General Obligation Bonds</u>	<u>Amounts Available For Debt Service</u>	<u>Net General Bonded Debt Outstanding</u>	<u>Percentage of Actual Taxable Value of Property (1)</u>	<u>Per Capital (2)</u>
2012	\$ 7,670	\$ 250	\$ 7,420	0.84 %	\$ 350
2013	7,345	414	6,931	0.85	327
2014	7,010	601	6,409	0.88	304
2015	6,759	738	6,021	0.79	286
2016	6,446	751	5,695	0.81	270
2017	5,970	765	5,205	0.69	247
2018	5,610	904	4,706	0.61	227
2019	5,240	929	4,311	0.58	208
2020	4,955	966	3,989	0.54	194
2021	4,562	1,009	3,553	0.48	168

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

(1) Actual property values can be found on the schedule of assessed and estimated actual value of taxable property - General Fund

(2) Population values can be found on the Schedule of Demographic And Economic Statistics

CITY OF FERGUSON, MISSOURI
COMPUTATION OF DIRECT AND OVERLAPPING DEBT -
GENERAL OBLIGATION BONDED DEBT
JUNE 30, 2021

Name Of Governmental Unit	Debt Outstanding (1)	Percentage Applicable to City of Ferguson (2)	Amount Applicable to City of Ferguson
Direct:			
Certificates of Participation	\$ 7,202,515	100.00 %	\$ 7,202,515
General Obligation Bonds	4,562,305	100.00	4,562,305
Capital Leases	670,622	100.00	670,622
Total Direct Debt	<u>\$ 12,435,442</u>		<u>\$ 12,435,442</u>
Overlapping:			
St. Louis County	\$ 77,030,000	0.83	\$ 639,349
Hazelwood School District	184,518,452	1.16	2,140,414
Riverview Gardens School	20,640,000	6.58	1,358,112
Jennings School District	11,025,000	6.74	743,085
Ferguson Reorganized School District	41,385,000	14.88	6,158,088
Total Overlapping Debt	<u>\$ 334,598,452</u>		<u>11,039,048</u>
Total Direct And Overlapping Debt			<u><u>\$ 23,474,490</u></u>

(1) Excludes lease obligations of overlapping taxing districts and St. Louis County's Neighborhood Improvement and District Bonds that are a general obligation of St. Louis County but are expected to be paid from special assessments for which St. Louis County may not levy a general property tax.

(2) Estimate based on 2013 real and personal property assessed valuation.

Source: Bond amounts were provided by the respective taxing districts and other sources believed to be reliable. Assessments were provided by the Office of the County Assessor.

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

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Assessed Value at December 30, 2019	\$ 208,402,182	\$ 208,402,182	\$ 183,350,707	\$ 183,945,925	\$ 173,139,145	\$ 161,393,850	\$ 170,503,080	\$ 168,113,510	\$ 185,682,090	\$ 206,875,175
Debt Limit (10% of assessed value)	20,840,218	20,840,218	18,335,071	18,394,593	17,313,915	16,139,385	17,050,308	16,811,351	18,568,209	20,687,518
Amount of Debt Subject to Limit										
Total Bonded Debt	4,562,000	4,955,000	5,240,000	5,610,000	5,970,000	6,446,000	6,759,000	7,010,000	7,345,000	7,670,000
Less - Amounts Available in Debt Service Fund	997,031	966,270	926,136	787,520	775,169	1,586,999	1,721,728	1,475,907	1,323,485	-
Total Amount of Debt Applicable to Debt Limit	3,564,969	3,988,730	4,313,864	4,822,480	5,194,831	4,859,001	5,037,272	5,534,093	6,021,515	7,670,000
Legal Debt Margin	<u>\$ 17,275,249</u>	<u>\$ 16,851,488</u>	<u>\$ 14,021,207</u>	<u>\$ 13,572,113</u>	<u>\$ 12,119,084</u>	<u>\$ 11,280,384</u>	<u>\$ 12,013,036</u>	<u>\$ 11,277,258</u>	<u>\$ 12,546,694</u>	<u>\$ 13,017,518</u>
Total net debt applicable to the limit as a percentage of debt limit	17.1%	19.1%	23.5%	26.2%	30.0%	30.1%	29.5%	32.9%	32.4%	37.1%

*Under Article VI, Sections 26(b) and 26(c) of the Missouri Constitution, the City by vote of 2/3 of the qualified electors thereof, may incur general obligation bonded indebtedness for City purposes in an amount not to exceed 10% of the assessed valuation.

CITY OF FERGUSON, MISSOURI

PLEDGED REVENUE COVERAGE

LAST TEN FISCAL YEARS

TIF Refunding and Improvement Bonds (1)							
Fiscal Year	TIF Sales Tax	TIF Property Tax	Less Operating Expenses	Net Available Revenue	Debt Service		Coverage
					Principal	Interest	
2012	\$ 487,813	\$ 386,350	\$ -	\$ 874,163	\$ 760,000	\$ 159,150	0.95 %
2013	471,134	397,159	-	868,293	735,000	125,570	1.01
2014	490,268	449,361	-	939,629	795,000	91,383	1.06
2015 (2)	-	6,673	-	6,673	215,000	45,375	0.03
2016	-	-	-	-	800,000	20,000	-
2017	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-

Note:

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

Operating expenses do not include interest, depreciation, or amortization expenses.

(1) TIF Revenue Bonds debt service is paid backed by sales and property taxes collected in the Halls Ferry TIF district.

(2) In 2015, the City collected enough tax revenue to pay all outstanding principal and interest.

CITY OF FERGUSON, MISSOURI
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN CALENDAR YEARS

<u>Fiscal Year</u>	<u>Population</u>	<u>Personal Income (<i>thousands of dollars</i>)</u>	<u>Median Household Income</u>	<u>Unemployment Rate</u>
2012	\$ 21,203	\$ 790,808	\$ 37,297	8.2 %
2013	21,203	776,984	36,645	8.6
2014	21,111	792,021	37,517	6.9
2015	21,086	815,712	38,685	5.5
2016	21,059	856,259	40,660	4.6
2017	21,086	901,173	42,738	3.7
2018	20,728	861,704	41,572	3.1
2019	20,730	857,579	41,369	3.4
2020	20,525	752,139	36,645	7.8
2021	21,203	848,120	40,000	6.3

Source:

Population and per capita personal income data for the City using the U.S. Census Bureau data for the area and Bureau of Economic Analysis for St. Louis County. Unemployment rate data was located using the U.S. Department of Labor, Bureau of Labor Statistics website.

Note:

Per capita personal income for year 2005 used consumer price index for midwest state as a percent of change from 2004.

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

<u>Employer</u>	<u>2021 Fiscal Year</u>			<u>2012 Fiscal Year</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>
Ferguson-Florissant School District	1,460	1	42.0%	1,883	1	18.0%
Emerson Electric	766	2	22.0%	804	2	8.0%
Walmart	262	3	7.5%	327	4	2.0%
St. Louis Community College	250	4	7.2%	762	3	3.0%
Home Depot	153	5	4.4%	131	7	1.0%
Sam's Club	142	6	4.1%	172	5	1.0%
Negwar Materials	113	7	3.2%	100	8	1.0%
Schnucks	95	8	2.7%			
Cracker Barrel	89	9	2.6%	95	9	1.0%
McDonalds Restaurant	40	10	1.2%	65	10	0.5%
Shop N Save - 2 stores				179	6	1.0%
McDonalds Restaurant				65	10	0.5%

* Information was unavailable

Source: Business License database from Finance Department

CITY OF FERGUSON, MISSOURI
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
General government:										
Legislative Department:										
Elected Officials	7	7	7	7	7	7	7	7	7	7
City Clerk	1	1	1	1	1	1	1	1	1	1
Administration Department	4	3	2	2	2	2	2	3	3	2
Human Resources	1	1	1	1	1	1	1	1	1	1
Information Technology	2	2	2	2	2	2	2	2	2	1
Finance Department	4	4	5	4	4	3	4	4	4	3
Public Works Administration	1	1	-	-	1	2	2	2	2	2
Community Development:										
Planning and Development	2	2	1	1	1	1	2	1	1	4
Public Safety:										
Municipal Court	2	3	2	2	2	2	3	3	3	3
Police Department:										
Commissioned officers	43	50	50	51	51	45	55	54	54	54
Civilians	9	9	9	6	6	7	11	11	11	9
Fire Department	25	25	25	24	24	21	27	27	27	27
Code Enforcement	6	5	6	6	5	4	6	6	6	6
Highways and Streets:										
Municipal Services (Streets)	9	9	9	9	9	9	11	11	11	16
Municipal Garage	3	3	3	3	3	3	3	3	3	3
Parks and Recreation	10	8	8	10	9	9	5	5	5	4
Total	<u>129</u>	<u>133</u>	<u>131</u>	<u>129</u>	<u>128</u>	<u>119</u>	<u>142</u>	<u>141</u>	<u>141</u>	<u>143</u>

Source: City of Ferguson, Missouri budget.

CITY OF FERGUSON, MISSOURI
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
General government:										
Legislative Department:										
Elected Officials	7	7	7	7	7	7	7	7	7	7
City Clerk	1	1	1	1	1	1	1	1	1	1
Administration Department	4	3	2	2	2	2	2	3	3	2
Human Resources	1	1	1	1	1	1	1	1	1	1
Information Technology	2	2	2	2	2	2	2	2	2	1
Finance Department	4	4	5	4	4	3	4	4	4	3
Public Works Administration	1	1	-	-	1	2	2	2	2	2
Community Development:										
Planning and Development	2	2	1	1	1	1	2	1	1	4
Public Safety:										
Municipal Court	2	3	2	2	2	2	3	3	3	3
Police Department:										
Commissioned officers	43	50	50	51	51	45	55	54	54	54
Civilians	9	9	9	6	6	7	11	11	11	9
Fire Department	25	25	25	24	24	21	27	27	27	27
Code Enforcement	6	5	6	6	5	4	6	6	6	6
Highways and Streets:										
Municipal Services (Streets)	9	9	9	9	9	9	11	11	11	16
Municipal Garage	3	3	3	3	3	3	3	3	3	3
Parks and Recreation	10	8	8	10	9	9	5	5	5	4
Total	<u>129</u>	<u>133</u>	<u>131</u>	<u>129</u>	<u>128</u>	<u>119</u>	<u>142</u>	<u>141</u>	<u>141</u>	<u>143</u>

Source: City of Ferguson, Missouri budget.

CITY OF FERGUSON, MISSOURI
OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Police Department										
Crimes reported	2,167	1,132	1,338	1,358	2,336	1,431	1,302	1,467	1,509	1,335
Traffic accidents	1,079	730	833	693	741	676	539	558	555	348
Tickets issued	1,686	2,922	4,089	2,668	3,360	2,197	8,444	14,590	14,421	13,412
Camera Enforcement Tickets	-	-	-	-	-	-	-	11,867	5,318	-
Dispatched Calls	32,586	33,233	26,238	20,773	21,061	22,819	22,343	22,980	24,520	24,900
Fire Department										
Fires	310	272	268	317	250	122	147	105	151	122
Emergency medical services	3,026	2,034	1,973	1,736	1,817	1,426	1,477	1,715	1,748	1,808
Assists to other departments	778	820	725	714	651	734	611	527	480	566
Non-specific calls	1,429	782	1,334	1,068	669	668	568	473	482	457
Total calls responded to	4,886	3,804	3,589	3,121	3,387	2,950	2,803	2,820	2,861	2,947
Assists from other departments	428	251	472	460	487	434	503	295	352	259
Courts										
Number of cases initiated	2,879	3,062	4,205	4,433	3,329	3,415	18,372	23,925	24,054	21,425
Parks and recreation:										
Program participation	1,954	2,329	2,343	2,375	2,125	1,859	2,518	3,654	3,576	3,180
Shuttle passengers	628	1,187	4,273	4,354	4,180	4,338	3,688	3,332	3,171	3,161
Splash at Wabash	2,219	8,278	16,758	17,527	16,456	15,717	18,928	20,869	22,487	23,289
Sports Complex at Forestwood	15,000	24,500	36,500	36,500	39,500	39,500	35,230	61,805	64,421	67,026
Community Center	7,479	12,108	38,131	-	-	-	-	-	-	-
Public Works										
Occupancy permits	1,276	1,026	1,051	1,046	1,430	1,309	1,330	1,467	1,583	1,201
Inspections completed	3,889	19,551	11,806	13,250	15,106	14,611	13,033	12,923	13,867	14,206
Abatements made	979	1,298	3,228	2,317	2,567	2,435	2,132	2,114	2,181	1,837

Source: Various departments of the City of Ferguson, Missouri.

CITY OF FERGUSON, MISSOURI
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

		2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Highways/Streets:											
Miles of streets:	paved	69.15	69.15	69.15	69.15	69.15	69.15	69.15	69.15	69.15	69.15
	unpaved	9.85	9.85	9.85	9.85	9.85	9.85	9.85	9.85	9.85	9.85
Miles of alleys		0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23
Miles of sidewalks		41.52	41.52	41.52	41.52	41.52	41.52	41.52	41.52	41.52	41.52
Miles of sewers:	storm	35.27	35.27	35.27	35.27	35.27	35.27	35.27	35.27	35.27	35.27
	sanitary	40.59	40.59	40.59	40.59	40.59	40.59	40.59	40.59	40.59	40.59
Number of street lights		1,117	1,117	1,117	1,117	1,117	1,117	1,117	1,117	1,117	1,117
Fire protection:											
Number of stations		2	2	2	2	2	2	2	2	2	2
Fire hydrants		601	601	598	598	598	598	598	598	598	597
Vehicles:											
Pumpers		3	3	3	3	3	3	3	3	3	2
Ladder truck		-	-	-	-	-	-	-	-	-	1
Pumper/Telesquirt		-	-	1	1	1	1	1	1	1	-
Rescue trucks		-	-	1	1	1	1	1	1	1	1
Foam truck		-	-	1	1	1	1	1	1	1	-
Command vehicles		2	2	2	2	2	2	2	2	2	2
ATV with pump		1	1	1	1	1	1	1	1	1	1
Police protection:											
Number of stations		1	1	1	1	1	1	1	1	1	1
Parks and recreation:											
Acres of parks		117	117	108	108	108	108	108	108	108	108
Number of parks		12	12	12	12	11	11	11	11	11	11

Source: Various departments of the City of Ferguson, Missouri.