

**CITY OF BRENTWOOD, MISSOURI**  
**COMPREHENSIVE FINANCIAL STATEMENTS AND**  
**SUPPLEMENTARY INFORMATION**  
**YEAR ENDED DECEMBER 31, 2020**



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## **INTRODUCTORY SECTION**

The Honorable Mayor, Board of Aldermen, and  
Citizens of Brentwood, Missouri

State law and local ordinances require that all general purpose local governments publish a complete set of financial statements presented in conformance with U.S. generally accepted accounting principles (GAAP) and audited in accordance with U.S. generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to the requirement, we hereby issue these audit financial statements of the City of Brentwood, Missouri (the City or Brentwood), for the fiscal year ended December 31, 2020.

Management assumes full responsibility for the completeness and reliability of all information presented in this report. To provide a reasonable basis for making these representations, management has established a comprehensive internal control framework that is designed to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformance with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's financial statements have been audited by CliftonLarsenAllen LLP, 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 for the year ended December 31, 2020, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall basic financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that City of Brentwood, Missouri's financial statements for the fiscal year ended December 31, 2020, are fairly presented in conformity with GAAP. The independent auditors' report is presented as the first component of the financial section of this report.

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

## **PROFILE OF THE GOVERNMENT**

Established in the early 1800s, the City was known as Maddenville and governed by a Board of Trustees. Brentwood received its current name and became incorporated in 1919. The City covers approximately 2.6 miles. Brentwood is a small city with a population of approximately 8,000.

Brentwood is a fourth-class city and is governed under the City Administrator form of government. The legislative body is comprised of the Mayor and an eight-member Board of Aldermen. Two aldermen are elected from each of the City's four wards to serve two-year terms.

The City is located within suburban St. Louis County with easy access to Highway 40 (I-64), the Innerbelt (I-170), and I-44. The City is within 15 minutes of the St. Louis Lambert International Airport and within 10 minutes of the downtown business and industrial heart of St. Louis. Moreover, it is just five minutes from the St. Louis County Government offices located in Clayton. This location helps to make the City a sought after place in which to live and to operate a business.

## **LOCAL ECONOMY**

The City benefits substantially from its strong and diversified local economy. We continue to experience some growth in sales tax revenue because of past and current development strategies. While we cannot predict that the trend will continue, we plan to take advantage of this trend to build our cash reserves to a level sufficient to support our current service levels and plan for replacement of city equipment and infrastructure.

As stated by Standard and Poor's, the City of Brentwood has demonstrated consistent financial performance; a very strong economy, with access to a broad and diverse Metropolitan Statistical Area; strong management, with good financial policies and practices.

## **LONG-TERM FINANCIAL PLANNING**

improve Brentwood through transportation projects, accessibility projects, maintenance and care of the urban forest, and flood prevention programs. The City is able to maintain current levels of service, make capital improvement investments in the City infrastructure and replace equipment and vehicles that have come to an end of their useful life. The City will continue to improve financial results by careful spending in order to ensure city services remain uninterrupted and the needed capital projects are completed. The City has pursued alternative funding in the form of grants and government cooperative agreements to aid in our efforts to fund various projects that will further enhance the daily lives of our citizens.

The City of Brentwood has shown very strong budgetary flexibility, with an available fund balance in Fiscal 2020 of 45% of operating expenditures; very strong liquidity, and access to external liquidity that is considered strong; and a stable economy for a municipality that is located in the St. Louis Metropolitan Statistical Area (MSA), which is the 18th largest in the United States. Furthermore, the City of Brentwood has recently reported consistent balanced results and a commitment to increasing reserves. This budget focuses on the City's core services. With a high debt burden with an extended amortization schedule, the City of Brentwood, will "need to manage its finances around its debt obligations for the foreseeable future." There continues to be strong budgetary performance with balanced operating results in general fund and an operating surplus at the total governmental fund level in Fiscal 2020.

Moving forward, the city has no expectations to lower fund balances and wants to continue accumulating funds toward its 50% reserve goal. We will need to take a closer look in 2021, 2022 and 2023 to increase the city's commitment that helps the city attain the goal to achieve and maintain an Operating unassigned fund balance in the General Fund equal to 50% of budgeted operating expenditures.

## MAJOR INITIATIVES

Several major initiatives were completed or underway in the City during 2020.

As the City of Brentwood looks forward to its second century, we are working on ambitious plans – an exciting opportunity to renew part of our City. In May 2017, the Board of Aldermen approved the Brentwood Bound Plan. Brentwood Bound is a vibrant collection of projects that are all bound together so we can finally tackle some of the major issues that have hurt us in the past. So much more than a restoration project, Brentwood Bound also includes plans to revitalize our City. Through Brentwood Bound, the City has identified three transformative initiatives that will help us build a bright future for Brentwood.

The Brentwood Bound Plan includes major improvements along Deer Creek to overcome flooding. It is no secret that Brentwood has struggled with severe flooding for the past 100 years. In fact, the City has struggled from floods along Deer Creek a staggering 26 times since 1957. Unfortunately, these floods have affected public health, impacted public safety and caused major property damage. The defined project area of Brentwood Bound is on the receiving end of a massive 37 square miles of Deer Creek Watershed from 22 other towns. It's no surprise that we have a flooding problem along Deer Creek! Due to public safety concerns, parts of this area have been declared blighted, resulting in unlawful dumping, deterioration, and a severe decline of property values. The defined project, when completed, will remove Manchester Road from the 100-year floodplain, reduce the 100-year floodplain from 60 acres to 27 acres, and reclaim 33 acres of land. Whereas, the 27 acres remaining in the floodplain will adequately handle anticipated storm water volume. Most of the property removed from the floodplain (including 10 residential properties) is along the Manchester Road corridor and will offer an opportunity for a sustainable urban creek area.

Planned improvements include streambank stabilization, native vegetation planting, natural floodplain restoration (benching and widening) and design elements to reduce sedimentation. These improvements not only will reclaim our city's natural beauty, they also will set the course for our economic growth by offering redevelopment unique in St. Louis, Missouri. The initiatives will improve public safety, revitalize an underused area of the City, reduce emergency response and flood cleanup costs, reduce the number of flood-prone properties, increase taxable revenues, and develop a unique sustainable urban creek area in St. Louis. It's time we improve the area to alleviate the dangers and protect our businesses from future flooding.

Brentwood Bound also focuses on Manchester Road improvements. In partnership with the Missouri Department of Transportation (MoDOT), we are planning to enhance the Manchester Road corridor between Hanley Road and Bremerton Avenue Road. MoDOT's plan is to mill and overlay pavement, improve drainage, replace the bridge over Manchester Road at Hanley Road, construct new sidewalks, make ADA-related improvements, and upgrade traffic signals. In conjunction with MoDOT's work, the City of Brentwood has its own Manchester Road corridor enhancements, including a pedestrian tunnel at Mary Avenue, decorative signage, streetlights, trailheads, accessible 6-inch curbs, 5-foot sidewalks on the north side, 10-foot shared-use path on the south side, and monument signage that will be privately funded. These enhancements will help improve the overall appearance and functionality of this vital commercial corridor.

A third component of the Brentwood Bound Plan involves our partnership with Great Rivers Greenway (GRG) for the construction of the Deer Creek Greenway Connector, connecting Rogers Parkway to the Deer Creek Greenway. Planned elements include a .65-mile paved trail, a greenway linking multiple parks, a trailhead with parking, additional parking for Norm West Park, and the potential to connect more than 28 miles of greenways. In partnership with GRG, the City of Brentwood aims to connect its residents to the surrounding communities, while at the same time sharing the wonderful park and open space amenities offered by the City of Brentwood with the region.

To help fund this project, the City authorized the delivery of Series 2018, Certificates of Participation in the amount of \$43,390,000 in April 2018 and the Series 2019, Certificates of Participation in the amount of \$41,770,000 in November 2019. This money is to be used for certain costs of the Brentwood Bound Plan, which included but were not limited to design, engineering, permitting, and land acquisition for this project.

In FY 20, the City will make the second debt service payment on the 2018 Series Certificates of Participation (COPS) for the Brentwood Bound project. The COPS indentures state the debt service payment may be paid from sales tax, from General Fund, Capital Improvements Fund and the Storm Water and Park Improvements fund. In FY 19, 100% of this debt service is being paid from the Storm Water and Park Improvements Fund sales tax.

Also, in FY 20, the City will make the first debt service payment on the 2019 Series Certificates of Participation (COPS) for the Brentwood Bound project. In FY 20, 100% of this debt service payment will be paid from proceeds from the Economic Development Sales Tax.

On January 17, 2019, the Board of Aldermen approved Ordinance No. 4868, providing for a one-half of one percent (0.5%) economic development sales tax to fully fund the Brentwood Bound plan, to be approved by Brentwood voters. On April 1, 2019, Brentwood voters approved Proposition B by a 3-1-to-1 margin.

The Board of Aldermen subsequently approved the collection of this sales tax, which began January 1, 2020. On June 18, 2019, the Board of Aldermen adopted Ordinance No. 4882, levying the voter-approved tax. The sales tax collection will begin January 1, 2020. On November 18, 2019, the Board of Aldermen approved and authorized Ordinance No. 4904 for the delivery of Certificates of Participation, Series 2019, for funding of the Brentwood Bound Plan. The Economic Development Sales Tax is projected to generate approximately \$3,200,000, which will be used to service the additional debt of \$40,400,000. Total debt issuance is now \$79,600,000 to fund the Brentwood Bound Plan.

None of our funds is particularly stressed at this time. Even Standard and Poor's, in their S & P Global Ratings dated November 1, 2019, states Brentwood's economy is very strong. The city has a projected per capita effective buying income of 193% of the national level and per capita market value of \$188,206. Overall, the city's market value grew by 14.9% over the past year to \$1.5 billion in 2019. We continue to be conservative in sales tax revenue projections. State and local governments, in this region at least, continue to face the similar long-term challenges of stagnant revenues and rising costs.

Another new initiative the Board of Aldermen supports in FY 20 is sustainability. In the next year, the City will begin developing an operational sustainability plan, an important step to ensure the City of Brentwood has a sustainable and vibrant future.

The City of Brentwood continues to be one of a few municipalities in the St. Louis region that does not assess a general fund residential tax rate; nor does Brentwood impose on its residents a domestic usage Gross receipts tax resulting from the usage of electric, gas, water and telephone. In 2019, a reassessment year in St. Louis County, the city's assessed value increased by over 14%. This significant increase in the city of Brentwood is consistent with other St. Louis area locales. The revenues available in the FY 20 Proposed Budget are the result of increased assessed valuation of residential, commercial, and personal property, which has resulted in increased ad valorem taxes.

## **AWARD**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Finance Reporting to the City of Brentwood for its comprehensive annual financial report for the fiscal year ended December 31, 2019. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. The City of Brentwood received its first Certificate of Achievement award for the fiscal year ended December 31, 1999.

## **ACKNOWLEDGMENTS**

The preparation of the comprehensive annual financial report on a timely basis was made possible by the dedicated service and cooperation of the entire administrative staff of the Finance, Administration, and Planning and Development Departments. Also contributing to the final report were staff from the departments of Judicial, Parks and Recreation, Fire, Police, and Public Works. Each member of these departments has our sincere appreciation for their contributions made in the preparation of this report. We would also like to acknowledge the assistance of our independent public accountants, CiftonLarsonAllen LLP in formulating this report.

In closing, without the support of the Mayor and Board of Aldermen, preparation of this report would not have been possible.

Respectfully submitted,

Abimbola Akande  
City Administrator

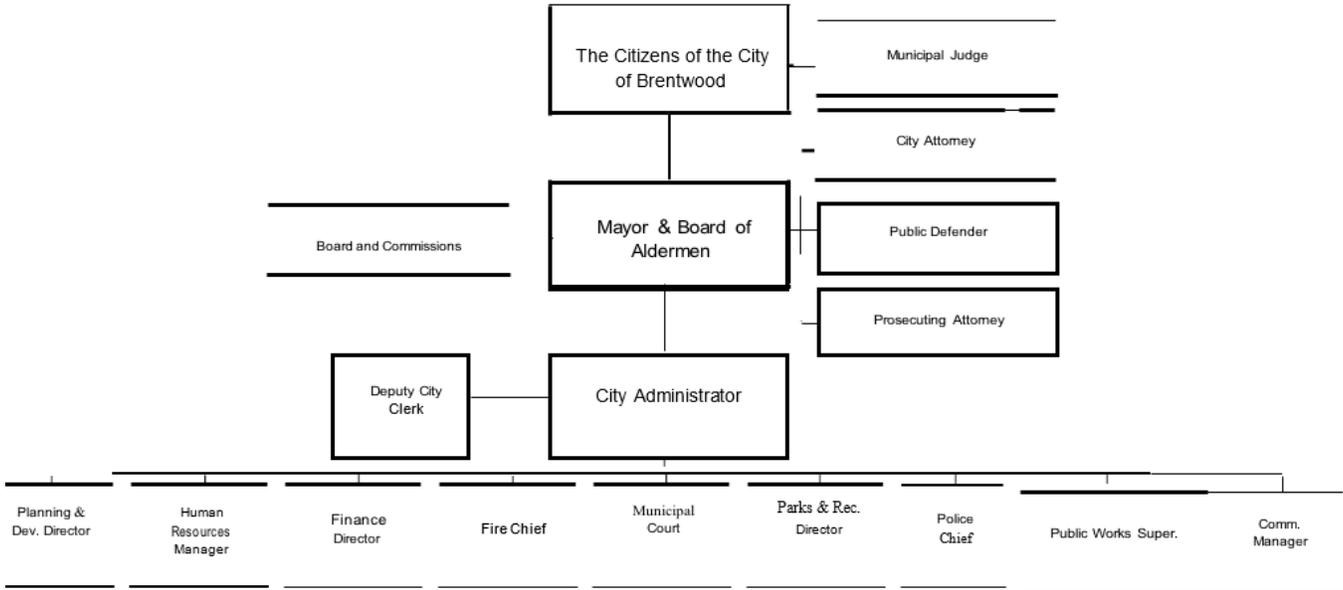
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**CITY OF BRENTWOOD, MISSOURI  
PRINCIPAL CITY OFFICIALS  
YEAR ENDED DECEMBER 31, 2020**

| <b><u>Elected Officials</u></b>      | <b><u>Terms</u></b>     |
|--------------------------------------|-------------------------|
| David A. Dimmitt<br>Mayor            | April 2019 – April 2021 |
| Nancy Parker Tice<br>Alderman Ward 1 | April 2020 – April 2022 |
| David Plufka<br>Alderman Ward 1      | April 2019 – April 2021 |
| Sunny Sims<br>Alderman Ward 2        | April 2020 – April 2022 |
| Brandon Wegge<br>Alderman Ward 2     | April 2019 – April 2021 |
| Jeff Gould<br>Alderman Ward 3        | April 2020 – April 2022 |
| Steve Lochmoeller<br>Alderman Ward 3 | April 2019 – April 2021 |
| Kathy O'Neill<br>Alderman Ward 4     | 2020 – April 2022       |
| Pat Ebeling<br>Alderman Ward 4       | 2019 – April 2021       |

**CITY OF BRENTWOOD, MISSOURI  
ORGANIZATIONAL STRUCTURE  
YEAR ENDED DECEMBER 31, 2020**

**City of Brentwood  
Organizational Structure**



## **FINANCIAL SECTION**



## INDEPENDENT AUDITORS' REPORT

Honorable Mayor and Members of  
the Board of Aldermen  
City of Brentwood  
Brentwood, 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 Brentwood, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the entity'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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Honorable Mayor and Members of  
the Board of Aldermen  
City of Brentwood

### ***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 Brentwood as of December 31, 2020, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion on pages 3 through 10, the budgetary comparison information on pages 53 through 55, the pension information on pages 56 through 60, and the other postemployment benefits information on page 61 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 Brentwood's basic financial statements. The combining and individual nonmajor fund financial statements and the introductory section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and budgetary comparison schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Honorable Mayor and Members of  
the Board of Aldermen  
City of Brentwood

The introductory section has 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 it.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

St. Louis, Missouri  
May 24, 2022

**CITY OF BRENTWOOD, MISSOURI  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2020**

This section of the City of Brentwood, Missouri's (the City's) financial report presents an easily readable analysis of the City's financial activities based on currently known facts, decisions, and conditions. We encourage readers to consider the information presented here in conjunction with additional information, which is furnished in our letter of transmittal. For a comprehensive understanding of the financial statements, please review the City's financial statements, including the footnotes that follow the Management's Discussion and Analysis (MD&A).

**FINANCIAL HIGHLIGHTS**

On a government-wide basis, the City's total assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources for the most recent year by \$32,523,288.

As of the close of the current year, the City's governmental funds reported combined ending fund balances of \$66,242,331 a decrease of \$15,537,300 in comparison to the prior year. Of the ending amount, \$5,211,041 or 7.9% is unassigned funds available for spending at the City's discretion. At the end of the current year, unassigned fund balance for the General Fund was \$5,211,041 or 45% of the General Fund expenditures.

The City's total long-term debt decreased by \$4,692,677 during the current year. This is primarily due to the payment of required principal payments.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

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

**Government-wide financial statements.** The first set of financial statements are the government-wide statements which report information about the City as a whole using accounting methods similar to those used by private-sector business. The two government-wide statements, statement of net position and statement of activities, report the City's net position and how they have changed.

**CITY OF BRENTWOOD, MISSOURI  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2020**

The statement of net position presents information on all of the City's assets and liabilities, with the difference between the two reported as net position. Over time, increases and decreases in net position may serve as a useful indicator of whether or not the financial position of the City is improving or deteriorating. The statement of net position also provides information on unrestricted and restricted net position and net investment in capital assets.

The statement of activities presents information showing how the City's net position changed during the most recent year. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of timing of related cash flows.

The statement of activities presents the various functions of the City and the degree by which they are supported by charges for services, federal and state grants, tax revenues, and investment income.

The governmental activities of the City include administrative, police, fire, public works, planning and development, sanitation, building maintenance, recreation, community services, legislative, judicial, municipal operating, library, and intergovernmental as well as interest and fiscal charges. The City does not have any business-type activities.

The government-wide financial statements can be found on pages 12 and 13 of this report.

**Fund financial statements.** The second set of statements are fund financial statements, which provide information about groupings of related accounts which are used to maintain control over resources for specific activities or objectives. The City uses fund accounting to demonstrate compliance with finance-related legal requirements. The fund financial statements provide more detailed information about the City's most significant funds – not the City as a whole. The funds of the City can be divided into the following two categories: governmental funds and fiduciary funds. It should be noted that the City does not have any proprietary funds.

**Governmental funds.** Governmental funds tell how general governmental services were financed in the short-term as well as what financial resources remain available for future spending to finance City programs.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental funds financial statements focus on near term inflows and outflows of expendable resources, as well as on balances of expendable resources available at the end of the 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 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 funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and the government-wide governmental activities.

**CITY OF BRENTWOOD, MISSOURI  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2020**

The City maintains several individual governmental funds according to their type (General, Special Revenue, Debt Service, and Capital Projects Funds). Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the General Fund, Tax Increment Financing District Fund, Pension Tax Fund, Economic Development Fund, and Stormwater and Park Improvements Fund, which are considered to be major funds. Individual fund data for each of the nonmajor governmental funds is provided in the form of combining statements.

The governmental funds financial statements can be found on pages 14 through 17 of this report.

**Fiduciary funds.** Fiduciary funds are used to account for resources held for the benefit of individuals or units outside of the City. The City is the trustee or fiduciary responsible for assets, which can be used only for the trust beneficiaries per trust arrangements. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes. All of the City's fiduciary activities are reported in a separate statement of fiduciary net position and a statement of changes in fiduciary net position. The City's Pension Trust Fund is reported under the fiduciary funds. Since the resources of these funds are not available to support the City's own programs, they are not reflected in the government-wide financial statements. The statements of fiduciary net position and changes in fiduciary net position can be found on pages 18 and 19 of this report.

**Notes to basic financial statements.** The notes to basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 20 through 51 of this report.

**Required supplemental information.** In addition to the basic financial statements and notes to basic financial statements, this report presents required supplemental information concerning the City's budgetary comparisons for the General and Library Funds and schedules of funding progress for the City's retirement and other post-employment benefit plans, which can be found on pages 47 through 55 of this report.

#### **FINANCIAL ANALYSIS OF THE CITY AS A WHOLE**

In compliance with the reporting model required by the Government Accounting Standards Board Statement No. 34 (GASB 34), Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments, a comparative analysis of government-wide data is also included in this report.

**CITY OF BRENTWOOD, MISSOURI  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2020**

Net position. At the close of the 2020 year, the City's combined net position was \$32,523,288. The governmental activities condensed statement of net position was as follows:

|  | December 31,         |                      | 2020 Change         |         |
|--|----------------------|----------------------|---------------------|---------|
|  | 2020                 | 2019                 | Amount              | Percent |
| <b>ASSETS</b>  |                      |                      |                     |         |
| Current and Other Assets   | \$ 75,843,812        | \$ 86,792,863        | \$ (10,949,051)     | -13%    |
| Capital Assets, Net  | 28,055,491           | 57,361,765           | (29,306,274)        | -51%    |
| Total Assets   | <u>103,899,303</u>   | <u>144,154,628</u>   | <u>(40,255,325)</u> | -28%    |
| <b>DEFERRED OUTFLOWS OF RESOURCES</b>  |                      |                      |                     |         |
| Deferred Amounts Related to Pensions   | 649,202              | 863,964              | (214,762)           | -25%    |
| Changes of Assumptions – OPEB  | 491,386              | 113,671              | 377,715             | 332%    |
| Deferred Charge on Refunding   | 173,054              | 209,722              | (36,668)            | -17%    |
| Total Deferred Outflows of Resources   | <u>1,313,642</u>     | <u>1,187,357</u>     | <u>126,285</u>      | 11%     |
| <b>LIABILITIES</b>   |                      |                      |                     |         |
| Long-Term Debt Outstanding   | 103,033,746          | 112,631,066          | (9,597,320)         | -9%     |
| Other Liabilities  | 9,703,011            | 2,690,181            | 7,012,830           | 261%    |
| Total Liabilities  | <u>112,736,757</u>   | <u>115,321,247</u>   | <u>(2,584,490)</u>  | -2%     |
| <b>DEFERRED INFLOWS OF RESOURCES</b>   |                      |                      |                     |         |
| Deferred Amounts Related to Pension<br>Difference Between Expected and Actual<br>Experience - OPEB | 5,557,801            | 6,158,257            | (600,456)           | -10%    |
| Total Deferred Inflows of Resources  | <u>203,740</u>       | <u>76,470</u>        | <u>127,270</u>      | 166%    |
|  | <u>5,761,541</u>     | <u>6,234,727</u>     | <u>(473,186)</u>    | -8%     |
| <b>NET POSITION (DEFICIENCY)</b>   |                      |                      |                     |         |
| Net Investment in Capital Assets   | 13,254,412           | 20,402,809           | (7,148,397)         | -35%    |
| Restricted   | 22,745,688           | 17,231,135           | 5,514,553           | 32%     |
| Unrestricted (Deficit)   | (3,723,919)          | (13,847,933)         | 10,124,014          | -73%    |
| Total Net Position (Deficiency)  | <u>\$ 32,276,181</u> | <u>\$ 23,786,011</u> | <u>\$ 8,490,170</u> |         |

Net Position increased by \$8,737,277 primarily because of higher sales tax revenues, primarily in the economic development fund, and pension benefits due to change in actuarial assumptions and performance of pension assets. As shown in the above schedule, the assets and deferred outflows of resources exceeded the liabilities and deferred inflows of resources by \$32,523,288 at the close of the current year.

A portion of the City's net position reflects its investment of \$13,081,358 in capital assets (e.g., land, buildings, and equipment) less any related outstanding debt used to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investments 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 liquidated for these liabilities. The negative unrestricted net assets is due primarily to tax increment revenue bonds which is not offset by any governmental activities related to capital assets.

**CITY OF BRENTWOOD, MISSOURI  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2020**

**Changes in net position.** The City's total revenue on a government-wide basis was \$27,781,613, an increase over the prior year of \$1,280,757 or 4.91%. In the current year, taxes represent 87% of the City's revenue; capital grants and contributions represent less than 1%; operating grants and contributions represent 1%; and charges for services represent 5%. The remainder is fines and forfeitures, interest earnings, assessments, and other miscellaneous revenues.

The total cost of all programs and services was \$19,044,336. The City's expenses cover a range of typical City services. The largest programs were public safety (police and fire), public works, recreation, and municipal operating.

**Governmental activities.** Governmental activities increased the City's net position by \$8,737,277. Key elements of this are as follows:

|                                    | For the Years              |                      | 2020 Change         |         |
|------------------------------------|----------------------------|----------------------|---------------------|---------|
|                                    | Ended December 31,<br>2020 | 2019                 | Amount              | Percent |
| <b>REVENUES</b>                    |                            |                      |                     |         |
| Program Revenues:                  |                            |                      |                     |         |
| Charges for Services               | \$ 1,303,763               | \$ 1,793,788         | \$ (490,025)        | -27%    |
| Operating Grants and Contributions | 1,638,145                  | 371,423              | 1,266,722           | 341%    |
| Capital Grants and Contributions   | 12,300                     | 16,987               | (4,687)             | -28%    |
| General Revenues:                  |                            |                      |                     |         |
| Taxes                              | 24,015,261                 | 21,987,140           | 2,028,121           | 9%      |
| Investment Income                  | 597,549                    | 1,211,019            | (613,470)           | -51%    |
| Miscellaneous                      | 163,270                    | 1,100,700            | (937,430)           | -85%    |
| Transfers                          | (40,103)                   | -                    | (40,103)            | 0%      |
| Total Revenues                     | <u>27,690,185</u>          | <u>26,481,057</u>    | 1,249,231           | 5%      |
| <b>EXPENSES</b>                    |                            |                      |                     |         |
| Administrative                     | 304,697                    | 1,082,614            | (777,917)           | -72%    |
| Police                             | 3,852,030                  | 3,891,412            | (39,382)            | -1%     |
| Fire                               | 2,417,553                  | 2,829,310            | (411,757)           | -15%    |
| Public Works                       | 1,262,754                  | 3,290,037            | (2,027,283)         | -62%    |
| Planning and Development           | 188,028                    | 411,447              | (223,419)           | -54%    |
| Sanitation                         | 500,566                    | 695,332              | (194,766)           | -28%    |
| Building Maintenance               | -                          | 26,899               | (26,899)            | -100%   |
| Recreation                         | 1,548,967                  | 2,697,729            | (1,148,762)         | -43%    |
| Community Services                 | 49,479                     | 182,525              | (133,046)           | -73%    |
| Legislative                        | 122,122                    | 112,773              | 9,349               | 8%      |
| Judicial                           | 193,167                    | 188,726              | 4,441               | 2%      |
| Municipal Operating                | 3,746,427                  | 3,174,227            | 572,200             | 18%     |
| Library                            | 1,736,510                  | 595,766              | 1,140,744           | 191%    |
| Interest on Long-Term Debt         | 3,277,715                  | 2,305,572            | 972,143             | 42%     |
| Total Expenses                     | <u>19,200,015</u>          | <u>21,484,369</u>    | <u>(2,284,354)</u>  | -11%    |
| <b>CHANGE IN NET POSITION</b>      | 8,490,170                  | 4,996,688            | 3,533,585           | 71%     |
| Net Position - Beginning Year      | <u>23,786,011</u>          | <u>18,789,323</u>    | -                   | 0%      |
| <b>NET POSITION - END OF YEAR</b>  | <u>\$ 32,276,181</u>       | <u>\$ 23,786,011</u> | <u>\$ 3,533,585</u> | 15%     |

**CITY OF BRENTWOOD, MISSOURI  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2020**

**FINANCIAL ANALYSIS OF THE CITY'S FUNDS**

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

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

At the end of the current year, the unassigned fund balance of the General Fund was \$5,211,041. This amount represents 98% of the total fund balance which was \$5,289,808 at year end.

The fund balance in the City's General Fund decreased by \$31,933 or 0.1% from the prior year's fund balance. The change in the current year's fund balance is mainly due to lower sales tax revenue due to the impact of the COVID-19 pandemic.

The fund balance for the Capital Improvements Fund increased by \$1,766,661 due to new sales tax enacted during the year less transfers out to debt service funds.

The fund balance for the Stormwater and Park Improvements Fund decreased by \$16,158,675 due to capital expenditures for Brentwood Bound that was financed with debt issued in 2019.

**Fiduciary funds.** The City maintains Fiduciary Funds for the assets of the uniformed personnel through the Police and Fire Pension Plan. As of December 31, 2020, the net position of the Pension Trust Fund totaled \$48,893,757. This represents an increase of \$4,462,006 in total net position over the last year. This change is primarily due to the net appreciation in the market value of the Pension Trust Fund's investments.

**CITY OF BRENTWOOD, MISSOURI  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2020**

**CAPITAL ASSETS**

The City's capital assets, net are as follows:

|                                  | December 31,         |                      |
|----------------------------------|----------------------|----------------------|
|                                  | 2020                 | 2019                 |
| Land and Right-of-Way            | \$ 4,698,428         | \$ 4,698,428         |
| Construction in Progress         | 40,863,106           | 25,709,198           |
| Buildings and Other Improvements | 19,914,287           | 18,752,287           |
| Machinery and Equipment          | 1,094,778            | 1,181,650            |
| Vehicles                         | 1,106,822            | 811,015              |
| Infrastructure                   | 5,939,604            | 6,209,187            |
| Total                            | <u>\$ 73,617,025</u> | <u>\$ 57,361,765</u> |

The increase is due primarily to the construction in progress related to the Brentwood Bound project.

All depreciable capital assets were depreciated from acquisition date to the end of the current year. Fund financial statements record capital asset purchases as expenditures.

Additional information on the City's capital assets can be found in Note 4 of this report.

**LONG-TERM DEBT**

At the end of the year 2020, the City has outstanding long-term debt obligations for governmental activities in the amount of \$101,374,700 compared to \$105,727,038 in 2019. Further explanation of the City's governmental activities outstanding long-term debt obligations are detailed below:

|                               | December 31,          |                       | 2020<br>% Change |
|-------------------------------|-----------------------|-----------------------|------------------|
|                               | 2020                  | 2019                  |                  |
| Capital Lease                 | \$ 289,700            | \$ 82,038             | 2.5 %            |
| Certificates of Participation | 91,645,000            | 92,985,000            | (0.0)            |
| Tax Increment Revenue Bonds   | 9,440,000             | 12,660,000            | (0.3)            |
| Total                         | <u>\$ 101,374,700</u> | <u>\$ 105,727,038</u> | (0.0)            |

State statutes limit the amount of general obligation debt (GO Bonds) a government entity may issue to 10% of its total assessed valuation. The City's authorized debt limit for 2020 was \$36,585,351. As is shown in this long-term debt schedule, the City has no current debt applicable to this limit.

Additional information on the City's long-term debt can be found in Note 3 of this report.

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES**

The 2021 General Fund budgeted expenditures total \$12,126,562, a decrease of 0.86% from the 2020 final budget appropriation.

**CITY OF BRENTWOOD, MISSOURI  
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)  
DECEMBER 31, 2020**

**REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to:

City of Brentwood Department of Finance  
2348 South Brentwood Blvd.  
Brentwood, MO 63144  
314-962-4800

## **BASIC FINANCIAL STATEMENTS**

**CITY OF BRENTWOOD, MISSOURI  
STATEMENT OF NET POSITION  
DECEMBER 31, 2020**

|                                       | Governmental<br>Activities |
|---------------------------------------|----------------------------|
| <b>ASSETS</b>                         |                            |
| Cash and Investments                  | \$ 17,074,720              |
| Receivables, Net:                     |                            |
| Accounts Receivable Other             | 5,177,791                  |
| Property Taxes Receivable             | 1,438,817                  |
| Cash and Investments                  | 46,914,147                 |
| Prepaid Assets                        | 111,173                    |
| Net Pension Asset                     | 5,127,164                  |
| Capital Assets:                       |                            |
| Nondepreciable                        | 45,561,534                 |
| Depreciable                           | 46,188,553                 |
| Accumulated Depreciation              | (18,133,062)               |
| Total Assets                          | 149,460,837                |
| <b>DEFERRED OUTFLOWS OF RESOURCES</b> |                            |
| Pension Related Amounts               | 649,202                    |
| OPEB Related Amounts                  | 491,386                    |
| Deferred Refunding                    | 173,054                    |
| Total Deferred Outflows of Resources  | 1,313,642                  |
| <b>LIABILITIES</b>                    |                            |
| Current Liabilities:                  |                            |
| Accounts Payable                      | 2,998,105                  |
| Deposits Payable                      | 155,916                    |
| Due To Other Funds                    | 596,598                    |
| Accrued Liabilities                   | 142,866                    |
| Accrued Interest                      | 851,160                    |
| Current Portion of Long-Term Debt     | 4,950,047                  |
| Customer Deposits                     | 8,319                      |
| Noncurrent Liabilities:               |                            |
| Compensated Absences                  | 1,959,886                  |
| Bonds and Certificates Payable        | 99,200,684                 |
| Net OPEB Liability                    | 1,873,176                  |
| Total Liabilities                     | 112,736,757                |
| <b>DEFERRED INFLOWS OF RESOURCES</b>  |                            |
| Pension Related Amounts               | 5,557,801                  |
| OPEB Related Amounts                  | 203,740                    |
| Total Deferred Inflow of Resources    | 5,761,541                  |
| <b>NET POSITION</b>                   |                            |
| Net Investment in Capital Assets      | 13,254,412                 |
| Restricted For:                       |                            |
| Capital Improvements                  | 4,715,269                  |
| Net Pension Assets                    | 5,127,164                  |
| Library                               | 866,640                    |
| Sewer improvements                    | 80,320                     |
| Debt Service                          | 11,220,556                 |
| Stormwater and Park Improvements      | 545,463                    |
| Pension Benefits                      | 190,276                    |
| Unrestricted                          | (3,723,919)                |
| Total Net Position                    | \$ 32,276,181              |

See accompanying Notes to Basic Financial Statements.

**CITY OF BRENTWOOD, MISSOURI  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2020**

| FUNCTIONS/PROGRAMS                | Program Revenues |                       |  |  | Net Revenues<br>(Expenses) and<br>Changes in Net<br>Position |
|-----------------------------------|------------------|-----------------------|--|--|--|
|                                   | Expenses         | Charge for<br>Service | Operating<br>Grants and<br>Contributions | Capital Grants<br>and<br>Contributions |  |
| Primary Government:               |                  |                       |  |  |  |
| Governmental Activities:          |                  |                       |  |  |  |
| Admin                             | \$ 304,697       | \$ 44,397             | \$ -                                     | \$ -                                   | \$ (260,300)   |
| Legislative                       | 122,122          | -                     | -  | -                                      | (122,122)  |
| Community Service                 | 49,479           | -                     | -  | -                                      | (49,479)   |
| Municipal Operating               | 3,746,427        | -                     | 276,975                                  | -                                      | (3,469,452)  |
| Police                            | 3,852,030        | 58,440                | -  | -                                      | (3,793,590)  |
| Fire                              | 2,417,553        | 295,148               | -  | -                                      | (2,122,405)  |
| Judicial                          | 193,167          | -                     | -  | -                                      | (193,167)  |
| Public Works                      | 1,262,754        | -                     | 143,278                                  | 12,300                                 | (1,107,176)  |
| Sanitation                        | 500,566          | 25,421                | 1,207,064                                | -                                      | 731,919  |
| Planning and Development          | 188,028          | 325,919               | -  | -                                      | 137,891  |
| Library                           | 1,736,510        | 2,494                 | 10,828                                   | -                                      | (1,723,188)  |
| Recreation                        | 1,548,967        | 551,944               | -  | -                                      | (997,023)  |
| Interest and Fiscal Costs         | 3,277,715        | -                     | -  | -                                      | (3,277,715)  |
| Total Governmental Activities     | 19,200,015       | 1,303,763             | 1,638,145                                | 12,300                                 | (16,245,807)   |
|                                   |                  |                       |  | Governmental<br>Activities             | Total  |
| <b>GENERAL REVENUES</b>           |                  |                       |  |  |  |
| Taxes:                            |                  |                       |  |  |  |
| Sales Tax                         |                  |                       |  | 16,894,895                             | 16,894,895   |
| Property Tax                      |                  |                       |  | 4,458,761                              | 4,458,761  |
| Utility Tax                       |                  |                       |  | 1,122,365                              | 1,122,365  |
| Franchise Taxes                   |                  |                       |  | 1,539,240                              | 1,539,240  |
| Investment Income                 |                  |                       |  | 597,549                                | 597,549  |
| Miscellaneous                     |                  |                       |  | 163,270                                | 163,270  |
| Loss on Sale of Capital Assets    |                  |                       |  | (40,103)                               | (40,103)   |
| Total General Revenues            |                  |                       |  | 24,735,977                             | 24,735,977   |
| <b>CHANGE IN NET POSITION</b>     |                  |                       |  | 8,490,170                              | 8,490,170  |
| Net Position - Beginning of Year  |                  |                       |  | 23,786,011                             | 23,786,011   |
| <b>NET POSITION - END OF YEAR</b> |                  |                       |  | <u>\$ 32,276,181</u>                   | <u>\$ 32,276,181</u>   |

See accompanying Notes to Basic Financial Statements.

**CITY OF BRENTWOOD, MISSOURI  
BALANCE SHEET – GOVERNMENTAL FUNDS  
DECEMBER 31, 2020**

|   | General Fund        | Pension Tax Fund  | Economic<br>Development | Stormwater and<br>Park Improvements<br>Fund | Tax Increment<br>Financing District<br>Fund | Other<br>Governmental<br>Funds | Total Governmental<br>Funds |
|---|---------------------|-------------------|-------------------------|---|---|--------------------------------|-----------------------------|
| <b>ASSETS</b>   |                     |                   |                         |   |   |                                |                             |
| Cash and Investments  | \$ 3,335,090        | \$ 116,439        | \$ 1,268,606            | \$ 5,724,209                                | \$ 93,346                                   | \$ 6,537,030                   | \$ 17,074,720               |
| Receivables, Net:   |                     |                   |                         |   |   |                                |                             |
| Sales Tax and Other Receivables   | 2,166,458           | -                 | 498,055                 | 514,043                                     | 1,455,061                                   | 544,174                        | 5,177,791                   |
| Property Tax Receivables  | 247,933             | 670,435           | -                       | 34  | -   | 520,415                        | 1,438,817                   |
| Due From Other Funds  | 189,179             | -                 | -                       | -   | 56,497                                      | 830,875                        | 1,076,551                   |
| Prepaid Assets  | 78,767              | -                 | -                       | 2,141                                       | -   | 30,265                         | 111,173                     |
| Restricted Assets   | -                   | -                 | -                       | 40,569,414                                  | -   | 6,344,733                      | 46,914,147                  |
| Total Assets  | <u>\$ 6,017,427</u> | <u>\$ 786,874</u> | <u>\$ 1,766,661</u>     | <u>\$ 46,809,841</u>                        | <u>\$ 1,604,904</u>                         | <u>\$ 14,807,492</u>           | <u>\$ 71,793,199</u>        |
| <b>LIABILITIES, DEFERRED INFLOWS OF<br/>RESOURCES AND FUND BALANCES</b> |                     |                   |                         |   |   |                                |                             |
| <b>LIABILITIES</b>  |                     |                   |                         |   |   |                                |                             |
| Accounts Payable  | \$ 251,115          | \$ -              | \$ -                    | \$ 2,615,258                                | \$ -  | \$ 131,732                     | \$ 2,998,105                |
| Other Current Liabilities   | 131,108             | -                 | -                       | 11,758                                      | -   | -                              | 142,866                     |
| Deposits Payable  | 155,916             | -                 | -                       | -   | -   | -                              | 155,916                     |
| Due to Other Funds  | -                   | 596,598           | -                       | -   | 830,875                                     | 245,676                        | 1,673,149                   |
| Funds Held for Others   | 8,319               | -                 | -                       | -   | -   | -                              | 8,319                       |
| Total Liabilities   | <u>546,458</u>      | <u>596,598</u>    | <u>-</u>                | <u>2,627,016</u>                            | <u>830,875</u>                              | <u>377,408</u>                 | <u>4,978,355</u>            |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                    |                     |                   |                         |   |   |                                |                             |
| Unavailable Revenue - Taxes   | 181,161             | 190,276           | -                       | 34  | -   | 148,710                        | 520,181                     |
| Unavailable Revenue - Grants  | -                   | -                 | -                       | -   | -   | 52,332                         | 52,332                      |
| <b>FUND BALANCES</b>  |                     |                   |                         |   |   |                                |                             |
| Nonspendable  | 78,767              | -                 | -                       | 2,141                                       | -   | 30,265                         | 111,173                     |
| Restricted For:   | -                   | -                 | -                       | -   | -   | -                              | -                           |
| Capital Improvements  | -                   | -                 | -                       | -   | -   | 4,715,269                      | 4,715,269                   |
| Library   | -                   | -                 | -                       | -   | -   | 723,322                        | 723,322                     |
| Sewer Improvements  | -                   | -                 | -                       | -   | -   | 80,320                         | 80,320                      |
| Debt Service  | -                   | -                 | 1,766,661               | -   | 774,029                                     | 8,679,866                      | 11,220,556                  |
| Stormwater and Park Improvements  | -                   | -                 | -                       | 44,180,650                                  | -   | -                              | 44,180,650                  |
| Unassigned  | 5,211,041           | -                 | -                       | -   | -   | -                              | 5,211,041                   |
| Total Fund Balances   | <u>5,289,808</u>    | <u>-</u>          | <u>1,766,661</u>        | <u>44,182,791</u>                           | <u>774,029</u>                              | <u>14,229,042</u>              | <u>66,242,331</u>           |
| Total Liabilities, Deferred Inflows of<br>Resources, and Fund Balances  | <u>\$ 6,017,427</u> | <u>\$ 786,874</u> | <u>\$ 1,766,661</u>     | <u>\$ 46,809,841</u>                        | <u>\$ 1,604,904</u>                         | <u>\$ 14,807,492</u>           | <u>\$ 71,793,199</u>        |

See accompanying Notes to Basic Financial Statements.

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

Fund Balances - Total Governmental Funds \$ 66,242,331

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:

|                          |                     |            |
|--------------------------|---------------------|------------|
| Nondepreciable           | \$ 45,561,534       |            |
| Depreciable              | 46,188,553          |            |
| Accumulated Depreciation | <u>(18,133,062)</u> | 73,617,025 |

Certain assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:

|                    |  |                    |
|--------------------|--|--------------------|
| Net Pension Asset  |  | 5,127,164          |
| Net OPEB Liability |  | <u>(1,873,176)</u> |

Pension related deferred outflows and inflows of resources are not due and payable in the current year and, therefore, are not reported in the funds:

|  |                  |                    |
|--|------------------|--------------------|
| Deferred Outflows of Resources - Pension Related Amounts | 649,202          |                    |
| Deferred Inflows of Resources - Pension Related Amounts  | (5,557,801)      |                    |
| Deferred Outflows of Resources - OPEB Related Amounts    | 491,386          |                    |
| Deferred Inflows of Resources - OPEB Related Amounts     | <u>(203,740)</u> | <u>(4,620,953)</u> |

Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.

(851,160)

Long-term liabilities, not due and payable in the current period and, therefore, are not reported in the funds, net of unamortized.

|                                |                      |               |
|--------------------------------|----------------------|---------------|
| Compensated Absences           | (1,959,886)          |               |
| Bonds and Certificates Payable | <u>(104,150,731)</u> | (106,110,617) |

Deferred refunding

173,054

Adjustment for deferred inflows of resources not considered available in the fund statements.

572,513

Net Position of Governmental Activities

\$ 32,276,181

**CITY OF BRENTWOOD, MISSOURI**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2020**

|   | General Fund        | Pension Tax Fund | Economic<br>Development | Stormwater and Park<br>Improvements Fund | Tax Increment<br>Financing District<br>Fund | Other Governmental<br>Funds | Total Governmental<br>Funds |
|---|---------------------|------------------|-------------------------|--|---|-----------------------------|-----------------------------|
| <b>REVENUE</b>                                      |                     |                  |                         |  |   |                             |                             |
| Taxes   | \$ 8,880,911        | \$ 1,092,290     | \$ 2,966,080            | \$ 2,967,522                             | \$ 2,971,485                                | \$ 3,597,733                | \$ 22,476,021               |
| Licenses and Permits                                | 1,908,578           | -                | -                       | -  | -   | -                           | 1,908,578                   |
| Charge for Service                                  | 336,926             | -                | -                       | 540,848                                  | -   | 2,494                       | 880,268                     |
| Fines and Forfeits                                  | 54,157              | -                | -                       | -  | -   | -                           | 54,157                      |
| Intergovernmental                                   | 278,543             | -                | -                       | 1,205,496                                | -   | 10,828                      | 1,494,867                   |
| Assessments   | -                   | -                | -                       | -  | -   | 143,278                     | 143,278                     |
| Grant Revenue                                       | -                   | -                | -                       | -  | -   | 12,300                      | 12,300                      |
| Investment Income                                   | 9,514               | -                | 30                      | 357,494                                  | -   | 230,511                     | 597,549                     |
| Miscellaneous                                       | 175,947             | -                | -                       | 16,883                                   | -   | 1,966                       | 194,796                     |
| Total Revenues                                      | <u>11,644,576</u>   | <u>1,092,290</u> | <u>2,966,110</u>        | <u>5,088,243</u>                         | <u>2,971,485</u>                            | <u>3,999,110</u>            | <u>27,761,814</u>           |
| <b>EXPENDITURES</b>                                 |                     |                  |                         |  |   |                             |                             |
| Current:  |                     |                  |                         |  |   |                             |                             |
| Administrative                                      | 854,313             | -                | -                       | -  | -   | -                           | 854,313                     |
| Legislative   | 106,654             | -                | -                       | -  | -   | -                           | 106,654                     |
| Community Service                                   | 59,416              | -                | -                       | -  | -   | -                           | 59,416                      |
| Municipal Operating                                 | 1,878,706           | 1,092,290        | -                       | -  | -   | -                           | 2,970,996                   |
| Police  | 3,464,863           | -                | -                       | -  | -   | -                           | 3,464,863                   |
| Fire  | 2,483,049           | -                | -                       | -  | -   | -                           | 2,483,049                   |
| Judicial  | 176,356             | -                | -                       | -  | -   | -                           | 176,356                     |
| Public Works  | 1,396,625           | -                | -                       | -  | -   | 132,178                     | 1,528,803                   |
| Sanitation  | 633,282             | -                | -                       | -  | -   | -                           | 633,282                     |
| Planning and Development                            | 458,610             | -                | -                       | -  | -   | -                           | 458,610                     |
| Library   | -                   | -                | -                       | -  | -   | 1,927,415                   | 1,927,415                   |
| Recreation  | -                   | -                | -                       | 2,209,294                                | -   | -                           | 2,209,294                   |
| Investment Expense                                  | -                   | -                | -                       | -  | -   | -                           | -                           |
| Capital Outlay                                      | -                   | -                | -                       | 16,615,633                               | -   | 1,852,056                   | 18,467,689                  |
| Debt Service:                                       |                     |                  |                         |  |   |                             |                             |
| Principal   | -                   | -                | -                       | -  | -   | 4,700,458                   | 4,700,458                   |
| Interest and Fiscal Costs                           | -                   | -                | -                       | 3,180                                    | -   | 3,274,535                   | 3,277,715                   |
| Total Expenditures                                  | <u>11,511,874</u>   | <u>1,092,290</u> | <u>-</u>                | <u>18,828,107</u>                        | <u>-</u>                                    | <u>11,886,642</u>           | <u>43,318,913</u>           |
| <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b> | 132,702             | -                | 2,966,110               | (13,739,864)                             | 2,971,485                                   | (7,887,532)                 | (15,557,099)                |
| <b>OTHER FINANCING SOURCES (USES)</b>               |                     |                  |                         |  |   |                             |                             |
| Sale of Capital Assets                              | -                   | -                | -                       | 11,574                                   | -   | 8,225                       | 19,799                      |
| Transfer In   | 20,000              | -                | -                       | 7,934                                    | -   | 10,608,254                  | 10,636,188                  |
| Transfer Out  | (184,635)           | -                | (1,199,449)             | (2,438,319)                              | (3,037,182)                                 | (3,776,603)                 | (10,636,188)                |
| Total Other Financing Sources (Uses)                | <u>(164,635)</u>    | <u>-</u>         | <u>(1,199,449)</u>      | <u>(2,418,811)</u>                       | <u>(3,037,182)</u>                          | <u>6,839,876</u>            | <u>19,799</u>               |
| <b>CHANGE IN FUND BALANCES</b>                      | (31,933)            | -                | 1,766,661               | (16,158,675)                             | (65,697)                                    | (1,047,656)                 | (15,537,300)                |
| Fund Balances - Beginning of Year                   | <u>5,321,741</u>    | <u>-</u>         | <u>-</u>                | <u>60,341,466</u>                        | <u>839,726</u>                              | <u>15,276,698</u>           | <u>81,779,631</u>           |
| <b>FUND BALANCES - END OF YEAR</b>                  | <u>\$ 5,289,808</u> | <u># \$ -</u>    | <u>\$ 1,766,661</u>     | <u>\$ 44,182,791</u>                     | <u>\$ 774,029</u>                           | <u>\$ 14,229,042</u>        | <u>\$ 66,242,331</u>        |

See accompanying Notes to Basic Financial Statements.

**CITY OF BRENTWOOD, MISSOURI  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2020**

Net Change in Fund Balances - Governmental Funds \$ (15,537,300)

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

Governmental funds report capital outlays as expenditures. However in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the difference between capital asset additions of \$17,971,700, loss on disposal of capital assets of \$91,429 and depreciation of \$1,625,012 in the current period. 16,255,260

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. 142,322

Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items. No bonds were issued during the year but the City incurred \$348,120 in capital lease obligations. In addition, the City recognized amortization of deferred refunding of \$36,668. This is offset by \$4,700,458 in bond payments and amortization of bond premiums and discounts of \$172,286.

Principal Payments \$ 4,487,956

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

|                      |           |           |
|----------------------|-----------|-----------|
| Compensated Absences | 168,053   |           |
| Accrued Interest     | (94,815)  |           |
| Pension Expense      | 3,154,042 |           |
| OPEB Expense         | (85,348)  |           |
|                      | 3,141,932 | 3,141,932 |

Change in Net Position of Governmental Activities \$ 8,490,170

**CITY OF BRENTWOOD, MISSOURI**  
**STATEMENT OF FIDUCIARY NET POSITION – PENSION TRUST FUND**  
**DECEMBER 31, 2020**

**ASSETS**

|                              |                   |
|------------------------------|-------------------|
| Investments:                 |                   |
| Money Market Funds           | \$ 503,355        |
| Mutual Funds:                |                   |
| Domestic Equities            | 21,291,137        |
| International Equities       | 9,629,500         |
| Fixed Income                 | 4,961,600         |
| Real Estate Investment Trust | 4,017,265         |
| External Investment Pool     | 7,931,802         |
| Total Investments            | <u>48,334,659</u> |
| Due from Other Funds         | 596,598           |
| Total Assets                 | <u>48,931,257</u> |

**LIABILITIES**

|                   |               |
|-------------------|---------------|
| Accounts Payable  | <u>37,500</u> |
| Total Liabilities | <u>37,500</u> |

**NET POSITION**

|                         |                      |
|-------------------------|----------------------|
| Restricted for Pensions | <u>48,893,757</u>    |
| Total Net Position      | <u>\$ 48,893,757</u> |

**CITY OF BRENTWOOD, MISSOURI  
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION – PENSION TRUST FUND  
YEAR ENDED DECEMBER 31, 2020**

**ADDITIONS**

|  |                  |
|--|------------------|
| Net Investment Income:   |                  |
| Net Appreciation in Fair Value of Instruments, Interest, and Dividends | \$ 5,543,044     |
| Investment Expense   | <u>(115,482)</u> |
| Total Net Investment Income  | 5,427,562        |
| Employer Contributions   | 1,092,290        |
| Plan Member Contributions  | <u>244,653</u>   |
| Total Additions, Net   | 6,764,505        |

**DEDUCTIONS**

|                         |                  |
|-------------------------|------------------|
| Deductions Paid         | 2,265,740        |
| Administrative Expenses | <u>36,759</u>    |
| Total Deductions        | <u>2,302,499</u> |

**CHANGE IN NET POSITION**

4,462,006

Net Position - Beginning of Year

44,431,751

**NET POSITION - END OF YEAR**

\$ 48,893,757

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The City of Brentwood, Missouri (City) was created in 1919. The City operates under a Mayor Council form of government and provides the following services: public safety (police and fire), public works, recreation, community development, and general administrative services.

The financial statements of 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 accounting policies of the City are described below:

**Reporting Entity**

The City defines its financial reporting entity in accordance with Section 2100 of the *Codification of Governmental Accounting and Financial Reporting Standards* (Section 2100). A component unit is a legally separate organization for which the primary government is financially accountable or closely related. The City is financially accountable if it appoints a voting majority of a potential component unit's governing body and is able to impose its will on that potential component unit, or there is a potential for the potential component unit to provide specific financial benefits to, or impose specific financial burdens on, the City. The City has no component units.

**Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City. The effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

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

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

Following the government-wide financial statements are separate financial statements for governmental funds and fiduciary funds. Fiduciary funds are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the fiduciary fund financial statements. 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 revenue as soon as all eligibility requirements imposed by the provider have been met.

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

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

The City reports the following major governmental funds:

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

**Tax Increment Financing District Fund** – The Tax Increment Financing District Fund is a Special Revenue Fund used to account for payments in lieu of taxes and economic activities taxes related to specific economic development projects.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

**Pension Tax Fund** – The Pension Tax Fund is a Special Revenue Fund used to accumulate taxes for the Pension Trust Fund.

**Stormwater and Park Improvements Fund** – This fund is used to account for improvements to park and recreational facilities and stormwater systems, which will be funded by a ½ % sales tax.

**Economic Development Fund** – This fund is used to account for the accumulation of resources for, and the payment of, Tax Increment Refunding Revenue bonds' principal and interest. Brentwood Hanley Station and Brentwood Eager Road include this fund.

Additionally, the City reports the following fund types:

**Pension Trust Fund** – The Pension Trust Fund is used to account for assets of the Police and Firemen's Pension Trust Fund.

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

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

**Cash and Investments**

The City considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents. GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, requires that all investments be reported in the financial statements at fair value. Fair value is established as readily determinable current market value for equity and debt securities.

The City's investment policy and state statutes authorize the City to invest in obligations of the U.S. Treasury, agencies, and instrumentalities. The Pension Trust Fund is also authorized to invest in corporate stocks and bonds as allowed by state law.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Allowance for Uncollectibles**

Other receivables are shown net of an allowance for uncollectibles of \$86,821.

**Prepaid Items**

Payments made to vendors for services that will benefit periods beyond the year-end are recorded as prepaid items. Prepaid items are equally offset by a fund balance categorized as nonspendable, which indicates that this portion of the fund balance is not in a spendable form or is required to remain intact. An expenditure/expense is reported in the year in which services are consumed.

**Restricted Assets**

Certain resources set aside for the payment of construction projects and tax increment financing bonds are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants.

**Due To/From Other Funds**

Noncurrent portions of long-term interfund loans receivable (reported in "advances to" asset accounts) are equally offset by a fund balance amount, which indicates that they do not constitute "available spendable resources" since they are not a component of net current position. Current portions of long-term interfund loans receivable (reported in "due from" asset accounts) are considered "available spendable resources" and are subject to elimination upon consolidation.

**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. Capital assets are defined by the City as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets (in addition to donated capital assets received in a service concession arrangement) are reported at the acquisition value rather than the fair value. Infrastructure acquired prior to the implementation of GASB 34 has been reported.

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

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Capital Assets (Continued)**

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

|                                  |               |
|----------------------------------|---------------|
| Buildings and Other Improvements | 20 – 50 Years |
| Machinery and equipment          | 5 – 30 Years  |
| Vehicles                         | 8 Years       |
| Infrastructure                   | 20 Years      |

**Compensated Absences**

Earned vacation time is required to be used within one year of accrual. Upon termination, accumulated vacation is generally paid to the employee. Sick leave is generally paid upon termination. The City allows employees to accumulate unused sick leave to a maximum of 120 days (general) and 60 days (fire). A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

**Other Post-Employment Benefit Liability**

The City calculates and records a net other post-employment benefit liability (OPEB) in the government-wide financial statements. The net OPEB is, in general, the cumulative difference between the actuarial required contribution and the actual contributions since January 1, 2014, the date of implementation. Details relating to the City's postretirement health care benefits provided, OPEB liability, and its calculation are provided at Note 7.

**Long-Term Obligations**

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts and the difference between the reacquisition price and the net carrying value or refunded debt are capitalized and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

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

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of net position and balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has one type which arises only under a modified accrual basis of accounting, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources, property taxes and grant money earned but not yet available. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

In the government-wide financial statements, components of pension expense that are recognized over a period of time are classified as either deferred outflows of resources (using plan assets that are applicable to a future reporting period) or deferred inflows of resources (acquiring plan assets that are applicable to a future reporting period). Employer contributions subsequent to the measurement date of the net pension liability are required to be reported as deferred outflows of resources.

**Pensions**

The City records a net pension (asset) liability in the government-wide financial statements for defined benefit plans. The (asset) liability is calculated as the portion of the present value of projected benefit payments to be provided through the pension plan to current active and inactive employees that is attributed to those employees' past periods of service (total pension liability), less the amount of the pension plan's fiduciary net position.

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

Details of the City's defined benefit plans are provided in Note 5.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Fund Balance Policies**

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

**Nonspendable** – The portion of fund balance that is not in a spendable form or is required to remain intact.

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

**Committed** – The portion of fund balance with constraints or limitations by formal action (ordinance) of the Board of Aldermen, the highest level of decision-making authority.

**Assigned** – The portion of fund balance that the City intends to use for a specific purpose, as determined by the applicable City officials to which the Board of Aldermen has designated authority. The Board of Aldermen has authorized the City Administrator as the official authorized to assign fund balance to a specific purpose.

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

The City's policy is to maintain a minimum unassigned fund balance in the General Fund equal to 15% of budgeted operating expenditures. The City's policy is to maintain a minimum assigned fund balance in the Storm Water and Park Improvements and Sewer Improvements Funds equal to 15% of budgeted operating expenditures.

When both restricted and unrestricted resources are available, the City will spend the most restricted amounts before the least restricted. The order in the use of funds therefore would be restricted, committed, assigned, and unassigned.

**Property Tax Revenue**

Property taxes attach as an enforceable lien on property as of January 1, based on the assessed value of the property. Taxes are levied in October and are due and payable on or before December 31.

Property tax revenue is recognized to the extent it is collected within 60 days after year-end in the fund financial statements. Property taxes not collected within 60 days of year-end are recognized as a deferred outflow of resources, unavailable revenue-property taxes, for fund financial statements but are recognized as revenue in the government-wide financial statements.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Property Tax Revenue (Continued)**

All property tax assessment, billing, and collection functions are handled by the St. Louis County government. Taxes collected are remitted to the City by the St. Louis County Collector (the County Collector) in the month subsequent to the actual collection date. Taxes held by the County Collector, if any, are included in property taxes receivable in the accompanying fund financial statements.

**Property Tax Receivable**

During 2020 and 2019, the City Aldermen approved a \$2.3140 and \$0.7056 tax levy, respectively, per \$100 of assessed valuation of tangible taxable property, for purpose of City taxation, as follows:

|                   | 2020      | 2019     |
|-------------------|-----------|----------|
| General operating | \$ 0.4030 | 0.1216   |
| Pension           | 1.0660    | 0.2583   |
| Library           | 0.8450    | 0.3257   |
|                   | \$ 2.3140 | \$0.7056 |

**Interfund Transactions**

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

**Transfers** – Legally authorized transfers are reported when incurred as transfers in by the recipient fund and as transfers out by the disbursing fund.

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

**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 amounts reported in the basic financial statements and the accompanying notes. Actual results could differ from those estimates.

**NOTE 2 CASH AND INVESTMENTS**

**Deposits**

The City's bank deposits are required by state law and the City's policy to be secured by the deposit of certain securities specified at RSMo 30.270 with the City or trustee institution. The value of the securities must amount to the total of the City's cash not insured by the Federal Deposit Insurance Corporation.

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

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 2 CASH AND INVESTMENTS (CONTINUED)**

**Investments**

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

| Investment                           | Fair Value            | Maturities           |                      |                     |                      | Credit Risk |
|--------------------------------------|-----------------------|----------------------|----------------------|---------------------|----------------------|-------------|
|                                      |                       | No Maturity          | Less Than One Year   | 1 - 5 Years         | 6 - 10 Years         |             |
| <b>Primary Government</b>            |                       |                      |                      |                     |                      |             |
| Money Market Funds                   | \$ 43,797,652         | \$ 43,797,652        | \$ -                 | \$ -                | \$ -                 |             |
| Short Term Investments               | 8,940,043             | -                    | 8,940,043            | -                   | -                    | Aaa         |
| Fixed Income                         | 6,861,999             | -                    | 3,004,174            | 3,857,825           | -                    | Aaa         |
| Total Primary Government Investments | <u>59,599,694</u>     | <u>43,797,652</u>    | <u>11,944,217</u>    | <u>3,857,825</u>    | <u>-</u>             |             |
| <b>Fiduciary Funds</b>               |                       |                      |                      |                     |                      |             |
| Money Market Funds                   | 503,355               | 503,355              | -                    | -                   | -                    | Aaa-mf      |
| Mutual Fund:                         |                       |                      |                      |                     |                      |             |
| Domestic Equities                    | 21,291,137            | 21,291,137           | -                    | -                   | -                    | N/A         |
| International Equities               | 9,629,500             | 9,629,500            | -                    | -                   | -                    | N/A         |
| Fixed Income                         | 4,961,600             | -                    | -                    | -                   | 4,961,600            | BB          |
| Real Estate Investment Trust         | 4,017,265             | 4,017,265            | -                    | -                   | -                    | N/A         |
| Private Investment Fund              | 7,931,802             | -                    | -                    | -                   | 7,959,676            | N/A         |
| Total Fiduciary Investments          | <u>48,334,659</u>     | <u>35,441,257</u>    | <u>-</u>             | <u>-</u>            | <u>12,921,276</u>    |             |
| Grand Total Investments              | <u>\$ 107,934,353</u> | <u>\$ 79,238,909</u> | <u>\$ 11,944,217</u> | <u>\$ 3,857,825</u> | <u>\$ 12,921,276</u> |             |

The above investments are measured at fair market value based on the exit price for these investments at the fiscal year end date.

**Fair Value Measurements**

The definition of fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. GASB 72 requires a government to use valuation techniques that are appropriate under the circumstances and for which sufficient data are available to measure fair value. This Statement establishes a hierarchy that prioritizes and ranks the inputs to valuation techniques used to measure fair value based on observability. The accounting standards break down the fair value hierarchy into three levels, based on how observable the inputs are that make up the valuation. The most observable inputs are classified as Level 1, inputs other than quoted prices included within level 1 that are observable for an asset or liability, either directly or indirectly are classified as Level 2, and the unobservable inputs are classified as Level 3.

Level 1: Fair value is determined using unadjusted quoted prices for identical assets or liabilities in active markets that are accessible on the measurement date.

Level 2: Fair value is determined using quoted market prices for similar asset or liability in active markets; quoted prices for identical or similar asset or liability in inactive market; inputs other than quoted prices that are observable for the asset or liability; market-corroborated inputs.

Level 3: Fair value is determined using unobservable inputs for an asset or liability.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 2 CASH AND INVESTMENTS (CONTINUED)**

**Fair Value Measurements (Continued)**

The following tables display information regarding investments measured using the fair value hierarchy at December 31, 2020:

| Investment                           | Total          | Level I       | Level II | Level III     |
|--------------------------------------|----------------|---------------|----------|---------------|
| <b>Primary Government</b>            |                |               |          |               |
| Money Market Funds                   | \$ 43,797,652  | \$ 43,797,652 | \$ -     | \$ -          |
| Short Term Investments               | 8,940,043      | 8,940,043     | -        | -             |
| Fixed Income                         | 6,861,999      | 6,861,999     | -        | -             |
| Total Primary Government Investments | 59,599,694     | 59,599,694    | -        | -             |
| <b>Fiduciary Funds</b>               |                |               |          |               |
| Money Market Funds                   | 503,355        | 503,355       | -        | -             |
| Mutual Fund:                         |                |               |          | -             |
| Domestic Equities                    | 21,291,137     | 21,291,137    | -        | -             |
| International Equities               | 9,629,500      | 9,629,500     | -        | -             |
| Fixed Income                         | 4,961,600      | -             | -        | 4,961,600     |
| Real Estate Investment Trust         | 4,017,265      | 4,017,265     | -        | -             |
| Private Investment Fund              | 7,959,676      | -             | -        | 7,959,676     |
| Total Fiduciary Investments          | 48,362,533     | 35,441,257    | -        | 12,921,276    |
| Grand Total Investments              | \$ 107,962,227 | \$ 95,040,951 | \$ -     | \$ 12,921,276 |

**Investments Policies**

**Credit Risk** is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

In accordance with their policies, the City and the Police and Fire Fighters' Pension Plan (fiduciary investment policy) address credit risk by diversifying their investment portfolio. In addition, the City's policy states that the City will minimize credit risk by establishing a pre-approved list of financial institutions and companies that the City is restricted to when purchasing commercial paper; conducting regular credit monitoring and due diligence of these issuers; and pre-qualifying the financial institutions and broker/dealers with which the City will do business for broker services and repurchase agreements.

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

It is the City's policy to minimize interest rate risk by maintaining an effective duration of less than 3 years and holding at least 25% of the portfolio's total market value in securities with a maturity of 12 months or less.

The Police and Fire Fighters' Pension Plan requires active managers to manage the effective duration of their portfolio type comparable to their peers and relative to specific indices outlined in the Plan's policies.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 2 CASH AND INVESTMENTS (CONTINUED)**

**Fair Value Measurements (Continued)**

**Concentration of Credit Risk** is the risk of loss attributed to the magnitude of the City's investment in a single issuer.

It is the City's policy that no more than 5% of the total market value of the portfolio may be invested in any one issuer for commercial paper and bankers' acceptances and 15% for repurchase agreements.

It is the Police and Fire Fighters' Pension Plan policy to diversify the portfolio so that potential losses on individual securities will be minimized. No more than 5% of the total value of the portfolio may be invested in any one company at the time of purchase. Investments used to fund future uplift benefits for the Police and Fire Fighters' Pension Plan are limited as follows:

|                                 | <u>Pension<br/>Plan Target</u> | <u>Range</u> |
|---------------------------------|--------------------------------|--------------|
| Domestic Large Cap Equities     | 25%                            | 20-30%       |
| Domesitc Small/Mid Cap Equities | 15%                            | 10-20%       |
| International Equities          | 20%                            | 15-25%       |
| Fixed-Income Investments        | 30%                            | 25-35%       |
| Real Estate                     | 10%                            | 0-15%        |

**Custodial Credit Risk**

For deposits, custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned, or the City will not be able to recover collateral securities in the possession of an outside party. Protection of the City's deposits is provided by the Federal Deposit Insurance Corporation, by eligible securities pledged by the financial institution, or by a single collateral pool established by the financial institution.

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 risk by diversifying the investment portfolio.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 3 LONG-TERM DEBT**

Long-term debt as of December 31, 2020, consisted of the following:

| <u>Description</u>   | <u>Amount</u>               |
|--|-----------------------------|
| Certificates of Participation:   |                             |
| 2014 certificates of participation issue of \$5,760,000 used for renovating the existing recreation complex and such other capital improvements as the Board of Aldermen deems advisable and currently refunding the 2003 certificates of participation issue which was originally used for renovating, improving, furnishing, and equipping the existing library and city hall. Interest rates range from 2.0% to 3.5%. Maturity date is October 1, 2024. | \$ 2,445,000                |
| 2017 certificates of participation issue of \$5,105,000 used for advance refunding of the 2009 issue. Interest rates range from 2.00% to 3.50%. Maturity date is October 1, 2030.  | 5,015,000                   |
| 2018 certificates of participation issue of \$43,390,000 used for acquiring real property design, engineer and construction of Manchester Renewal Project. Interest rates range from 3.00% to 4.00%. Maturity date is October 1, 2043.   | 42,870,000                  |
| 2019 certificates of participation issue of \$41,770,000 used for acquiring real property design, engineer and construction of Manchester Renewal Project. Interest rates range from 3.00% to 4.00%. Maturity date is October 1, 2043.   | <u>41,315,000</u>           |
| Total Certificates of Participation  | <u><u>\$ 91,645,000</u></u> |

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 3 LONG-TERM DEBT (CONTINUED)**

A summary of principal debt service requirements is as follows:

| <u>Year Ending December 31,</u> | <u>Certificates of Participation</u> |                      |                       |
|---------------------------------|--------------------------------------|----------------------|-----------------------|
|                                 | <u>Principal</u>                     | <u>Interest</u>      | <u>Total</u>          |
| 2021                            | \$ 2,095,000                         | \$ 3,281,123         | \$ 5,376,123          |
| 2022                            | 2,155,000                            | 3,213,691            | 5,368,691             |
| 2023                            | 2,220,000                            | 3,147,535            | 5,367,535             |
| 2024                            | 3,260,000                            | 3,085,107            | 6,345,107             |
| 2025                            | 2,800,000                            | 2,972,507            | 5,772,507             |
| 2026-2030                       | 15,630,000                           | 13,222,338           | 5,772,507             |
| 2031-2035                       | 18,895,000                           | 9,951,875            | 28,852,338            |
| 2036-2040                       | 22,710,000                           | 6,135,540            | 28,846,875            |
| 2041-2043                       | 21,880,000                           | 1,710,700            | 28,845,540            |
| Total                           | <u>\$ 91,645,000</u>                 | <u>\$ 46,720,416</u> | <u>\$ 120,547,223</u> |

The 2017 certificates of participation advance refunded the 2009 certificates of participation. The aggregate difference in debt service between the refunding debt and the refunded debt is (\$202,472). The economic loss is (\$115,648).

**Tax Increment Revenue Bonds**

The City has tax increment revenue bonds, which are special limited obligations of the City, payable solely from payments in lieu of taxes attributable to the increase in assessed value of real property, incremental increases in economic activity taxes in the project area, and monies on deposit in the Debt Service Reserve Fund. The bonds do not constitute a general obligation of the City.

In May 2015, the City issued Tax Increment Revenue Refunding Bonds (Hanley Station Redevelopment Project), Series 2015 to current refund the outstanding Tax Increment Revenue Bonds (Hanley Station Redevelopment Project), Series 2008. As a result of the refunding, the City decreased its total debt service requirements by \$1,074,149 which resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$914,274 less cash transfer from prior issue of \$566,164 for a total net present value benefit of \$348,110.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 3 LONG-TERM DEBT (CONTINUED)**

**Tax Increment Revenue Bonds (Continued)**

Bonds outstanding at December 31, 2020, are as follows:

|                              | <u>Date<br/>Issued</u> | <u>Date of<br/>Maturity</u> | <u>Date of<br/>Annual<br/>Payment</u> | <u>Interest<br/>Rate</u> | <u>Original<br/>Amount</u> | <u>Balance<br/>December 31,<br/>2020</u> |
|------------------------------|------------------------|-----------------------------|---------------------------------------|--------------------------|----------------------------|--|
| Tax Increment Revenue Bonds: |                        |                             |                                       |                          |                            |  |
| Brentwood Eager Road – A     | 12/21/2007             | 11/1/2023                   | May 1                                 | 0.5%                     | \$ 7,675,000               | \$ 2,120,000                             |
| Brentwood Eager Road – B     | 12/27/2007             | 11/1/2023                   | May 1                                 | 0.5%                     | 13,235,000                 | 4,875,000                                |
| Hanley Station Refunding     | 5/4/2015               | 11/1/2026                   | May 1                                 | 3.2%-4.0%                | 6,135,000                  | 2,445,000                                |
| Total                        |                        |                             |                                       |                          |                            | <u>\$ 9,440,000</u>                      |

There is no future repayment schedule for these bonds as they are secured by tax revenue that cannot be estimated. As the tax revenue is received, it is remitted to the bond company as payment, but there is no way to estimate the portion that will be received in the future. Also, interest rates are subject to change and it is impossible to be certain what portion of the bonds will be paid out in the future.

**Capital Lease Agreements**

At December 31, 2020, the City is obligated under leases that are classified as capital leases.

In 2013, the City entered into a lease purchase agreement for fire department equipment. The lease is for a total of \$533,460 and calls for annual payments of \$84,114. The final payment under this lease is due in April 2020.

In 2020, the City entered into a lease purchase agreement for an ambulance. The lease is for a total of \$348,120 and calls for annual payments of \$115,880. The final payment under this lease is due in April 2023.

The equipment purchased under these capital lease agreements is included in capital assets in the government-wide financial statements, net of accumulated depreciation. As of December 31, 2020, the total cost is \$349,120 and the total accumulated depreciation is \$43,515.

Future minimum lease payments under capital leases described above are as follows:

| <u>Year Ending December 31,</u> | <u>Capital Leases</u> |                 |                   |
|---------------------------------|-----------------------|-----------------|-------------------|
|                                 | <u>Principal</u>      | <u>Interest</u> | <u>Total</u>      |
| 2021                            | \$ 115,880            | \$ -            | \$ 115,880        |
| 2022                            | 115,880               | -               | 115,880           |
| 2023                            | 57,940                | -               | 57,940            |
| Total                           | <u>\$ 289,700</u>     | <u>\$ -</u>     | <u>\$ 289,700</u> |

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 3 LONG-TERM DEBT (CONTINUED)**

The following is a summary of the changes in the City's long-term debt:

|  | Balance<br>December 31,<br>2019 | Additions         | Reductions          | Balance<br>December 31,<br>2020 | Amounts Due<br>Within One<br>Year |
|--|---------------------------------|-------------------|---------------------|---------------------------------|-----------------------------------|
| Bonds, Notes Payable, and<br>Capital Lease Obligations:      |                                 |                   |                     |                                 |                                   |
| Tax Increment Revenue Bonds                                  | \$ 12,660,000                   | \$ -              | \$ 3,220,000        | \$ 9,440,000                    | \$ 2,739,167                      |
| Certificates of Participation                                | 92,985,000                      | -                 | 1,340,000           | 91,645,000                      | 2,095,000                         |
| Capital Leases   | 82,038                          | 348,120           | 140,458             | 289,700                         | 115,880                           |
| Less: Unamortized Discount, Net                              | (23,085)                        | -                 | (3,298)             | (19,787)                        | -                                 |
| Plus: Unamortized Premium, Net                               | 2,971,402                       | -                 | 175,584             | 2,795,818                       | -                                 |
| Total Bonds, Notes Payable,<br>and Capital Lease Obligations | 108,675,355                     | 348,120           | 4,872,744           | 104,150,731                     | 4,950,047                         |
| Compensated Absences Payable                                 | 2,127,939                       | 297,912           | 465,965             | 1,959,886                       | -                                 |
| Total Long-Term Debt   | <u>\$ 110,803,294</u>           | <u>\$ 646,032</u> | <u>\$ 5,338,709</u> | <u>\$ 106,110,617</u>           | <u>\$ 4,950,047</u>               |

Compensated absences are generally liquidated by the General Fund. Certificates of participation are liquidated by the appropriate related fund. Tax increment revenue bonds are liquidated by the respective debt service funds that relate to the specific economic development project. Capital leases are liquidated by the Capital Improvements Fund.

**NOTE 4 CAPITAL ASSETS**

Capital asset activity was as follows:

|  | Balance<br>December 31,<br>2019 | Additions            | Deductions          | Balance<br>December 31,<br>2020 |
|--|---------------------------------|----------------------|---------------------|---------------------------------|
| <b>Governmental Activities</b>                       |                                 |                      |                     |                                 |
| Capital Assets, not being Depreciated:               |                                 |                      |                     |                                 |
| Land   | \$ 4,698,428                    | \$ -                 | \$ -                | \$ 4,698,428                    |
| Construction in Progress                             | 25,709,198                      | 16,259,287           | 1,105,379           | 40,863,106                      |
| Total Capital Assets not<br>being Depreciated        | 30,407,626                      | 16,259,287           | 1,105,379           | 45,561,534                      |
| Capital Assets being Depreciated:                    |                                 |                      |                     |                                 |
| Buildings  | 24,413,759                      | 1,938,046            | 128,430             | 26,223,375                      |
| Equipment  | 3,338,466                       | 157,912              | -                   | 3,496,378                       |
| Vehicles   | 3,711,004                       | 721,834              | 184,881             | 4,247,957                       |
| Infrastructure                                       | 12,220,843                      | -                    | -                   | 12,220,843                      |
| Total Capital Assets being<br>Depreciated            | 43,684,072                      | 2,817,792            | 313,311             | 46,188,553                      |
| Less: Accumulated Depreciation:                      |                                 |                      |                     |                                 |
| Buildings  | 5,661,472                       | 722,541              | 74,925              | 6,309,088                       |
| Equipment  | 2,156,816                       | 244,784              | -                   | 2,401,600                       |
| Vehicles   | 2,899,989                       | 388,104              | 146,958             | 3,141,135                       |
| Infrastructure                                       | 6,011,656                       | 269,583              | -                   | 6,281,239                       |
| Total Accumulated Depreciation                       | 16,729,933                      | 1,625,012            | 221,883             | 18,133,062                      |
| Capital Assets being Depreciated, Net                | 26,954,139                      | 1,192,780            | 91,428              | 28,055,491                      |
| Total Governmental Activities Capital<br>Assets, Net | <u>\$ 57,361,765</u>            | <u>\$ 17,452,067</u> | <u>\$ 1,196,807</u> | <u>\$ 73,617,025</u>            |

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 4 CAPITAL ASSETS (CONTINUED)**

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

|   |                            |
|---|----------------------------|
| Administrative  | \$ 185,389                 |
| Police  | 389,929                    |
| Fire  | 278,498                    |
| Public Works  | 173,821                    |
| Sanitation  | 71,130                     |
| Building maintenance                                    | 211,654                    |
| Recreation  | 248,345                    |
| Library   | <u>66,246</u>              |
| Total Depreciation Expense -<br>Governmental Activities | <u><u>\$ 1,625,012</u></u> |

**NOTE 5 EMPLOYEE RETIREMENT SYSTEMS**

**A. Police and Fire Pension Plan (PFPP)**

Plan Description and Provisions

Substantially all of the City's full-time police and fire employees participate in the PFPP, a single-employer, defined benefit pension plan. The Plan was created and is governed by City ordinance in accordance with Missouri state statutes. Contribution requirements are established by City ordinance. The Plan is included in the financial statements of the City as a Pension Trust Fund and does not issue a separate financial statement. The Plan may be amended under the provisions of the original ordinance.

Basis of Accounting

The financial statements of the Pension Trust Fund are prepared on the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. Employer contributions to the Plan are recognized when due and the employer has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of the Plan. Administrative costs of the Plan are paid by a portion of the City's contribution and the earnings from its investments.

As of January 1, 2021, (the most recent actuarial valuation date), membership in the PFPP is comprised of the following:

|  |                  |
|--|------------------|
| Inactive Employees or Beneficiaries Currently Receiving Benefits | 44               |
| Inactive Employees Entitled to but not yet Receiving Benefits    | 4                |
| Active Employees   | <u>51</u>        |
| Total  | <u><u>99</u></u> |

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**A. Police and Fire Pension Plan (PFPP) (Continued)**

Basis of Accounting (Continued)

The Pension Plan provides that a member with 10 or more years of service may retire at age 55 and receive a monthly retirement benefit equal to 3.5% of final two-year average salary times the number of years of service, up to 20 years plus 1 % of final two-year average salary for each of the next 10 years. Upon the death of the retired member, two-thirds of the monthly benefit will be continued to his/her widow until their death or remarriage. Children's benefits are also payable. The Plan also provides death and disability benefits.

Employees of the police and fire departments are required to pay 6% of their base salary to the Pension Plan. Payments are deducted from the employees' salaries and remitted by the City to the Pension Trust Fund on a biweekly basis. Other funding is provided to the Pension Trust Fund in the form of ad valorem tax. If an employee leaves the employment of the City with less than 10 years of service, the accumulated contributions are refunded to the employee.

Net Pension (Asset) Liability

The City's net pension (asset) liability was measured as of December 31, 2020, and the total pension liability used to calculate the net pension (asset) liability was determined by an actuarial valuation as of January 1, 2021.

Actuarial Methods and Assumptions

The information presented in the required supplementary schedule was determined as part of the actuarial valuation at the date indicated. Additional information as of the latest actuarial valuation follows:

|                            |  |
|----------------------------|--|
| Actuarial Cost Method      | Entry age normal   |
| Asset Valuation Method     | At market value  |
| Amortization Method        | Level dollar   |
| Amortization Period        | 20 year open period that is reset each year  |
| Actuarial Assumptions      |  |
| Investment Rate of Return: | 7.00%  |
| Projected Salary Increases | 4.50%  |
| Inflation Rate             | 2.75%  |
| Cost of Living Provision   | 2.0% annually, maximum 20.0% increase  |
| Mortality                  | Pre-retirement: PRI-2012 table for males and females; projected mortality improvement based on Scale MP-2020 Post-retirement: PRI-2012 table for males and females; projected mortality improvement based on Scale MP-2020 |

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**A. Police and Fire Pension Plan (PFPP) (Continued)**

Changes in Net Pension Liability

|  | Increase (Decrease)        |                                |                                  |
|--|----------------------------|--------------------------------|----------------------------------|
|  | Total Pension<br>Liability | Plan Fiduciary<br>Net Position | Net Pension<br>Liability (Asset) |
|  | (a)                        | (b)                            | (a) - (b)                        |
| Balances - December 31, 2019                         | \$ 44,011,177              | \$ 43,720,788                  | \$ 290,389                       |
| Changes for the Year:                                |                            |                                |                                  |
| Service Cost   | 975,627                    | -                              | 975,627                          |
| Interest   | 2,999,176                  | -                              | 2,999,176                        |
| Difference Between Expected<br>and Actual Experience | (170,797)                  | -                              | (170,797)                        |
| Changes of Assumptions                               | -                          | -                              | -                                |
| Contributions - Employer                             | -                          | 1,785,335                      | (1,785,335)                      |
| Contributions - Employee                             | -                          | 260,509                        | (260,509)                        |
| Net Investment Income                                | -                          | 5,458,715                      | (5,458,715)                      |
| Benefit Payments, Including<br>Refunds               | (2,266,467)                | (2,266,467)                    | -                                |
| Administrative Expense                               | -                          | (65,138)                       | 65,138                           |
| Other Changes  | -                          | -                              | -                                |
| Net Changes  | 1,537,539                  | 5,172,954                      | (3,635,415)                      |
| Balances - December 31, 2020                         | \$ 45,548,716              | \$ 48,893,742                  | \$ (3,345,026)                   |

The plan fiduciary net position as of December 31, 2020, was 107.34% of the total pension liability. The covered payroll as of December 31, 2020, was \$4,157,216 and the net pension liability was -80.46% of covered payroll.

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

The following presents the Net Pension Liability of the employer, calculated using the discount rate of 7.00%, as well as what the employer's Net Pension Liability would be using a discount rate that is one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate.

|                               | Rate         |                |                |
|-------------------------------|--------------|----------------|----------------|
|                               | 1% Decrease  | Assumption     | 1% Increase    |
| Net Pension Liability (Asset) | \$ 1,938,446 | \$ (3,345,026) | \$ (8,117,523) |

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**A. Police and Fire Pension Plan (PFPP) (Continued)**

Investments

The following investment allocation was used to develop the long-term rate of return assumption:

| Asset Class                        | <u>Target<br/>Allocation</u> | <u>Long-Term<br/>Expected Real<br/>Rate of Return</u> |
|------------------------------------|------------------------------|---|
| US Equity - Large Cap              | 28.00%                       | 8.68%   |
| US Equity - Small/Mid Cap          | 17.00%                       | 9.80%   |
| Non-US Equity - Developed          | 20.00%                       | 9.34%   |
| US Corporate Bonds - Core          | 17.00%                       | 4.07%   |
| US Corporate Bonds - Long Duration | 10.00%                       | 4.44%   |
| Real Estate                        | 8.00%                        | 8.16%   |

Rate of Return

For the year ended December 31, 2020, the long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimates of projected arithmetic average rates of return were developed for each asset class assuming a 30-year time horizon. The expected arithmetic average rates of return are weighted by the target asset allocation percentages and adjusted by the annual variance of the portfolio divided by two to arrive at the geometric average rate of return of the portfolio over a 30-year horizon.

For the year ended December 31, 2020, the money-weighted rate of return was 12.67 percent.

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

For the year ended December 31, 2020, the City recognized government-wide pension expense of \$(1,804,029). The City reported deferred outflows and inflows of resources related to pensions from the following sources:

|  | <u>Deferred<br/>Outflows of<br/>Resources</u> | <u>Deferred<br/>Inflows of<br/>Resources</u> |
|--|---|--|
| Differences in Experience                        | \$ 6,210                                      | \$ (1,108,561)                               |
| Changes in Assumptions                           | 134,916                                       | (690,965)                                    |
| Excess (Deficit) Investment Returns              | -   | (3,624,319)                                  |
| Contributions Subsequent to the Measurement Date | -   | -  |
| Total  | <u>\$ 141,126</u>                             | <u>\$ (5,423,845)</u>                        |

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**A. Police and Fire Pension Plan (PFPP) (Continued)**

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

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

| <u>Year Ending December 31,</u> | <u>Amount</u>         |
|---------------------------------|-----------------------|
| 2021                            | \$ (1,815,585)        |
| 2022                            | (1,068,082)           |
| 2023                            | (1,871,833)           |
| 2024                            | (523,538)             |
| 2025                            | (33,424)              |
| Thereafter                      | 29,743                |
| Total                           | <u>\$ (5,282,719)</u> |

**B. Missouri Local Government Employees Retirement System (LAGERS)**

Plan Description

All of the City's full-time employees (as defined), excluding police and firemen, and under certain circumstances elected officials, are eligible to participate in LAGERS. LAGERS is an agent multiple-employer, statewide public employee pension plan established in 1967 and administered in accordance with RSMo. 70.600-70.755. As such, it is LAGERS responsibility to administer the law in accordance with the expressed intent of the General Assembly. The plan is qualified under the Internal Revenue Code Section 401(a) and is tax exempt. The responsibility for the operations and administration of LAGERS is vested in the LAGERS Board of Trustees consisting of seven persons. LAGERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by accessing the LAGERS website at [www.molagers.org](http://www.molagers.org).

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**B. Missouri Local Government Employees Retirement System (LAGERS) (Continued)**

Benefits Provided

LAGERS provides retirement, death and disability benefits to employees of participating political subdivisions. All benefits vest after 5 years of credited service. Employees who retire on or after age 60 (55 for police and fire) with 5 or more years of service are entitled to an allowance for life based upon the benefit program then in effect for their political subdivision. Employees may retire with an early retirement benefit with a minimum of 5 years of credited service and after attaining age 55 and receive a reduced allowance. The LAGERS Board of Trustees establishes the benefit plans and provisions that are available for adoption. The political subdivision's governing body adopts all benefits of the plan.

|                      |                   |
|----------------------|-------------------|
|                      | 2021<br>Valuation |
| Benefit Multiplier   | 2.0%              |
| Final Average Salary | 3 Years           |
| Member Contributions | 0%                |

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

Employees Covered By Benefit Terms

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

|  |     |
|--|-----|
| Inactive Employees or Beneficiaries Currently Receiving Benefits | 48  |
| Inactive Employees Entitled to but not yet Receiving Benefits    | 45  |
| Active Employees   | 55  |
| Total  | 148 |

Contributions

The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by LAGERS. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance an unfunded accrued liability. Full-time employees of the employer do not contribute to the pension plan. Employer contribution rates are 4.8% (General) of annual covered payroll.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**B. Missouri Local Government Employees Retirement System (LAGERS) (Continued)**

Net Pension Liability

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

Actuarial Assumptions

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

|                               |   |
|-------------------------------|---|
| Actuarial Cost Method         | Entry age normal and modified terminal funding  |
| Amortization Method           | A level percentage of payroll amortization method is used to amortize the UAAL over a closed period of years. If the UAAL (excluding the UAAL associated with benefit changes) is negative, then this amount is amortized over the greater of (i) the remaining amortization period or (ii) 15 years. |
| Remaining Amortization Period | 15 years  |
| Asset Valuation Method        | 5-Year smoothed market; 20% corridor  |
| Inflation                     | 3.25% wage inflation; 2.50% price inflation   |
| Salary Increases              | 3.25% to 6.55% including wage inflation   |
| Investment Rate of Return     | 7.25%, net of investment expenses   |
| Retirement Age                | Experience-based table of rates that are specific to the type of eligibility condition.   |

The healthy retiree mortality tables, for postretirement mortality, were the RP-2014 Healthy Annuitant mortality table for males and females. The disabled retiree mortality tables, for postretirement mortality, were the RP-2014 disabled mortality table for males and females. The pre-retirement mortality tables used were the RP-2014 employee's mortality table for males and females.

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

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**B. Missouri Local Government Employees Retirement System (LAGERS) (Continued)**

Discount Rate

The discount rate used to measure the total pension liability is 7.25%. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

Changes in the Net Pension (Asset) Liability

|  | Increase (Decrease)        |                                |                                  |
|--|----------------------------|--------------------------------|----------------------------------|
|  | Total Pension<br>Liability | Plan Fiduciary<br>Net Position | Net Pension<br>Liability (Asset) |
|  | (a)                        | (b)                            | (a) - (b)                        |
| Balances - December 31, 2019                         | \$ 12,412,129              | \$ 15,061,334                  | \$ (2,649,205)                   |
| Changes for the Year:                                |                            |                                |                                  |
| Service Cost   | 270,979                    | -                              | 270,979                          |
| Interest   | 888,413                    | -                              | 888,413                          |
| Difference Between Expected<br>and Actual Experience | 59,514                     | -                              | 59,514                           |
| Changes of Assumptions                               | -                          | -                              | -                                |
| Contributions - Employer                             | -                          | 133,498                        | (133,498)                        |
| Contributions - Employee                             | -                          | -                              | -                                |
| Net Investment Income                                | -                          | 189,243                        | (189,243)                        |
| Benefit Payments, Including<br>Refunds               | (592,939)                  | (592,939)                      | -                                |
| Administrative Expense                               | -                          | (18,961)                       | 18,961                           |
| Other Changes  | -                          | 48,059                         | (48,059)                         |
| Net Changes  | 625,967                    | (241,100)                      | 867,067                          |
| Balances - December 31, 2020                         | \$ 13,038,096              | \$ 14,820,234                  | \$ (1,782,138)                   |

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

The following presents the Net Pension Liability of the employer, calculated using the discount rate of 7.25%, as well as what the employer's Net Pension Liability would be using a discount rate that is 1% lower (6.25%) or 1% higher (8.25%) than the current rate.

|                               | Rate          |                |                |
|-------------------------------|---------------|----------------|----------------|
|                               | 1% Decrease   | Assumption     | 1% Increase    |
| Total Pension Liability (TPL) | \$ 14,891,045 | \$ 13,038,096  | \$ 11,516,704  |
| Plan Fiduciary Net Position   | 14,820,234    | 14,820,234     | 14,820,234     |
| Net Pension Liability (Asset) | \$ 70,811     | \$ (1,782,138) | \$ (3,303,530) |

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

**B. Missouri Local Government Employees Retirement System (LAGERS) (Continued)**

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

For the year ended December 31, 2020, the employer recognized government-wide pension expense of \$(1,360,460). The City reported deferred outflows and inflows of resources related to pensions from the following sources:

|                                     | Deferred<br>Outflows of<br>Resources | Deferred<br>Inflows of<br>Resources |
|-------------------------------------|--------------------------------------|-------------------------------------|
| Differences in Experience           | \$ 53,619                            | \$ (133,956)                        |
| Changes in Assumptions              | 11,131                               | -                                   |
| Excess (Deficit) Investment Returns | 393,770                              | -                                   |
| Contributions Post Measurement Date | 49,556                               |                                     |
| Total                               | \$ 508,076                           | \$ (133,956)                        |

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

| Year Ending December 31, | Amount       |
|--------------------------|--------------|
| 2021                     | \$ (129,835) |
| 2022                     | 56,693       |
| 2023                     | 217,843      |
| 2024                     | 179,863      |
| 2025                     | -            |
| Thereafter               | -            |
| Total                    | \$ 324,564   |

**NOTE 6 DEFERRED COMPENSATION PLAN**

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. In accordance with GASB Statement No. 32, Deferred Compensation Plans, the City does not report the assets and associated liabilities within their financial statements as the deferred compensation plan is now a trust fund whose assets are not held by the City in a fiduciary capacity.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 7 POSTRETIREMENT HEALTH CARE BENEFITS**

**Plan Description**

The City sponsors a Postretirement Health Plan (the "Plan"), which is a single-employer defined benefit healthcare plan administered by the City. A stand-alone financial report is not available for the Plan. The City pays \$250 per month toward the cost for the City's medical insurance for the retiree. Spouses are not included in the plan. In order to be eligible, retirees must be at least age 55 with at least 5 years of service (20 years of service for police and fire employees). Coverage ends when the retiree reaches age 65.

The City also provides a Deductible Reimbursement Program ("DRP"). Retirees can receive up to 75% of their in-network deductible for medical expenses. The DRP applies to both individual and family in-network deductible amounts.

As of January 1, 2020, the date of the latest actuarial valuation, membership consisted of 108 active employees and 14 retirees.

**Changes in the Total OPEB Liability**

|  | <u>Total OPEB<br/>Liability</u> |
|--|---------------------------------|
| Balances - December 31, 2019                         | \$ 1,537,383                    |
| Changes for the Year:                                |                                 |
| Service Cost   | 84,548                          |
| Interest   | 48,484                          |
| Difference Between Expected and<br>Actual Experience | 118,106                         |
| Changes of Assumptions                               | 184,944                         |
| Contributions - Employer                             | -                               |
| Contributions - Employee                             | -                               |
| Net Investment Income                                | -                               |
| Benefit Payments, Including<br>Refunds               | (100,289)                       |
| Administrative Expense                               | -                               |
| Other Changes  | -                               |
| Net Changes  | <u>335,793</u>                  |
| Balances - December 31, 2020                         | <u>\$ 1,873,176</u>             |

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 7 POSTRETIREMENT HEALTH CARE BENEFITS (CONTINUED)**

**OPEB Expense and Deferred Outflows/Inflows of Resources**

For the year ended December 31, 2020, the City recognized OPEB expense of \$85,348. At December 31, 2020, the City reported deferred outflows and deferred inflows of resources related to OPEB from the following sources:

|  | Deferred<br>Outflows of<br>Resources | Deferred<br>Inflows of<br>Resources |
|--|--------------------------------------|-------------------------------------|
| Differences in Experience                        | \$ 99,343                            | \$ (21,320)                         |
| Changes in Assumptions                           | 392,043                              | (182,420)                           |
| Excess (Deficit) Investment Returns              | -                                    | -                                   |
| Contributions Subsequent to the Measurement Date | -                                    | -                                   |
| Total  | <u>\$ 491,386</u>                    | <u>\$ (203,740)</u>                 |

**Significant Assumptions**

|   |                        |
|---|------------------------|
| Health Care Trend Rates                               |                        |
| Initial Health Care Cost Trend Rate                   | 4.00%                  |
| Ultimate Health Care Cost Trend Rate                  | Constant for all years |
| Fiscal Year the Ultimate Rate is Reached              | ---                    |
| Additional Information                                |                        |
| Valuation Date  | January 1, 2020        |
| Measurement Date                                      | December 31, 2020      |
| Actuarial Cost Method                                 | Entry Age Normal       |
| Discount Rate   | 1.93%                  |
| Inflation Rate  | 3.00%                  |
| Salary Rate Increase                                  | Police & Fire: 4.50%   |
|   | All Others: 4.00%      |
| Funded Ratio  | 0.00%                  |
| Covered Payroll                                       | \$ 7,298,899           |
| Net OPEB Liability as a Percentage of Covered Payroll | 25.66%                 |

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 7 POSTRETIREMENT HEALTH CARE BENEFITS (CONTINUED)**

**Discount Rate**

The City does not have a dedicated Trust to pay retiree healthcare benefits. Per GASB 75, the discount rate should be a yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rate of AA/Aa or higher (or equivalent quality on another rating scale).

A rate of 1.93% is used, which is the S&P Municipal Bond 20 Year High-Grade Rate Index as of December 31, 20.

The net OPEB liability is generally liquidated by the General Fund.

**Sensitivity Testing of the Net OPEB Liability**

|                    |                              |
|--------------------|------------------------------|
|                    | <u>Discount Rate</u>         |
|                    | <u>1% Decrease</u>           |
| Net OPEB Liability | \$ 2,005,445                 |
|                    | <br><u>Health Care Trend</u> |
|                    | <u>1% Decrease</u>           |
| Net OPEB Liability | \$ 1,772,494                 |

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 8 RESTRICTED ASSETS**

The following assets were reported as restricted:

Nonmajor Debt Service Funds:

Brentwood Hanley Station:

|                                    |            |
|------------------------------------|------------|
| Debt Service Reserve Fund          | \$ 232,842 |
| Debt Service Fund                  | 6          |
| Economic Activity Tax Revenue Fund | 27,332     |
| Pilots Fund                        | 159,943    |
| Municipal Revenue Fund             | 7,485      |
| Redemption Fund                    | 2,493      |
| Extraordinary Fund                 | 30,872     |

Police and Fire Station:

|              |         |
|--------------|---------|
| Revenue Fund | 411,636 |
| Reserve Fund | 49,090  |

Refunding Library:

|              |        |
|--------------|--------|
| Revenue Fund | 4,777  |
| Reserve Fund | 23,569 |

Recreation Complex:

|              |         |
|--------------|---------|
| Revenue Fund | 33,024  |
| Reserve Fund | 172,837 |

Brentwood Eager Road:

|                                    |         |
|------------------------------------|---------|
| Debt Service Fund                  | 2       |
| Economic Activity Tax Revenue Fund | 162,033 |
| Municipal Revenue Fund             | 37,295  |
| Redemption Fund                    | 5,086   |

Brentwood Bound:

|              |           |
|--------------|-----------|
| Revenue Fund | 4,965,971 |
| Reserve Fund | 18,440    |

|                                      |           |
|--------------------------------------|-----------|
| Subtotal Nonmajor Debt Service Funds | 6,344,733 |
|--------------------------------------|-----------|

Major Funds:

|                                  |            |
|----------------------------------|------------|
| Stormwater and Park Improvements | 40,569,414 |
| Subtotal Major Funds             | 40,569,414 |

|       |               |
|-------|---------------|
| Total | \$ 46,914,147 |
|-------|---------------|

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 9 INTERFUND TRANSACTIONS**

Individual interfund transactions are as follows:

| <u>Fund</u>   | <u>Transfer In</u>   | <u>Transfer Out</u>  |
|---|----------------------|----------------------|
| General Fund  | \$ 20,000            | \$ 184,635           |
| Library Fund  | -                    | 37,712               |
| Capital Improvements Fund                                     | 184,635              | 211,796              |
| Economic Development  | -                    | 1,199,449            |
| Stormwater and Park Improvements Fund                         | 7,934                | 2,438,319            |
| Sewer Improvements Fund                                       | -                    | 20,000               |
| Tax Increment Financing District Fund                         | -                    | 3,037,182            |
| Brentwood Bound - Revenue Fund                                | 3,068,981            | 7,934                |
| Eager Road - Pilots Fund                                      | 1,214,995            | 1,215,877            |
| Eager Road - Debt Service                                     | 42,878               | -                    |
| Eager Road - Economic Activity Fund                           | 974,187              | 1,074,979            |
| Brentwood Eager Road Redemption Fund                          | 2,473,935            | -                    |
| Municipal Revenue Fund  | -                    | 225,957              |
| Police and Firehouse - Revenue Fund                           | 208,809              | -                    |
| Police and Firehouse - Reserve Fund                           | -                    | 53,960               |
| Brentwood Hanley Station - Debt Service Fund                  | 126,629              | -                    |
| Redemption Fund   | 745,528              | -                    |
| Brentwood Hanley Station - Debt Service Reserve Fund          | -                    | 3,326                |
| Brentwood Hanley Station - Pilots Fund                        | 724,416              | 728,175              |
| Brentwood Hanley Station - Economic Activity Tax Revenue Fund | 92,563               | 102,369              |
| Brentwood Hanley Station - Municipal Revenue Fund             | 31,020               | 38,287               |
| Rec Complex - Revenue Fund                                    | 672,560              | -                    |
| Refunding Library - Lease Revenue Fund                        | 42,248               | -                    |
| Rec Complex - Reserve Fund                                    | -                    | 33,260               |
| Refunding Library - Reserve Fund                              | -                    | 4,536                |
| Brentwood Bound - Reserve Fund                                | 4,870                | 18,435               |
| Total   | <u>\$ 10,636,188</u> | <u>\$ 10,636,188</u> |

Interfund transfers were used to 1) move revenues from the fund that ordinance or budget requires to collect them to the fund that ordinance or budget requires to expend them, 2) use unrestricted revenues collected in the General Fund to finance capital improvements and other funds in accordance with budgetary authorization, or 3) move revenues in excess of current year expenditures to other funds.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 10 INTERFUND ASSETS/LIABILITIES**

Individual interfund assets and liabilities are as follows:

| Fund   | Due to Other        | Due From            |
|--|---------------------|---------------------|
| General Fund   | \$ -                | \$ 189,179          |
| Pension Trust Fund                                       | -                   | 596,598             |
| Pension Tax Fund   | 596,598             | -                   |
| Library Fund   | 676                 | -                   |
| Sewer Improvements Fund                                  | 245,000             | -                   |
| Tax Increment Financing District Fund                    | 830,875             | 56,497              |
| Eager Road - Pilots Fund                                 | -                   | 50,074              |
| Eager Road - Economic Activity Fund                      | -                   | 159,266             |
| Brentwood Hanley Station - Pilots Fund                   | -                   | 599,083             |
| Brentwood Hanley Station - Economic Activity Tax Revenue | -                   | 22,452              |
| Total  | <u>\$ 1,673,149</u> | <u>\$ 1,673,149</u> |

The outstanding balances between funds results mainly from the time lag between the dates that 1) interfund goods and services are provided or reimbursable expenditures occur, 2) transactions are recorded in the accounting system, and 3) payments between funds are made. All interfund balances are expected to be repaid during the next year.

**NOTE 11 COMMITMENTS AND CONTINGENCIES**

**Operating Leases**

The City leases various office equipment under the terms of certain operating lease agreements with terms in excess of one year. Annual aggregate lease payments remaining under the terms of these operating lease agreements as of December 31, 2020 are as follows:

| <u>Year Ending December 31,</u> | <u>Amount</u>    |
|---------------------------------|------------------|
| 2021                            | \$ 15,856        |
| 2022                            | 15,856           |
| Total                           | <u>\$ 31,712</u> |

Total operating lease rental expenditures of approximately \$16,000 for the year ended December 31, 2020 are included in contractual services expenditures of the respective funds.

**Claims and Legal Actions**

The City generally follows the practice of recording liabilities resulting from claims and legal actions only when they become fixed and determinable in amount. There are currently no pending lawsuits against the City in excess of insurance coverage that will have a material effect on the basic financial statements of the City at December 31, 2020.

**Construction Commitments**

The City has entered into approximately \$18 million in construction contracts for Brentwood Bound projects, of which approximately \$1,365,000 was incurred as of December 31, 2020.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 12 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 various other local municipal governments, participates in an insurance trust for workers' compensation and for general liability matters (St. Louis Area Insurance Trust SLAIT). The purpose of this trust is to distribute the cost of self-insurance over similar entities. The trust requires an annual premium payment to cover estimated claims payable and reserves for claims from each entity. The members of the trust have no legal interest in the assets, liabilities, or fund balances of the insurance trust. However, the City retains a contingent liability to fund its pro rata share of any deficit incurred by the trust should the trust cease operations at some future date. The trust has contracted with an insurance agent to handle all administrative matters, including processing of claims filed. The City's premium payment to the trust during 2020 was \$639,344.

The City also 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.

**NOTE 13 UNRESTRICTED NET POSITION**

The government-wide statement of net position reflects an unrestricted net position of \$(3,776,251). This total is comprised of net position from operations.

**NOTE 14 RESTRICTED NET POSITION**

The government-wide statement of net position reports \$23,034,680 of restricted net position, all of which is restricted by enabling legislation.

**NOTE 15 TAX INCREMENT REVENUES PLEDGED**

The City has pledged a portion of future tax revenues to repay tax increment revenue bonds issued to finance certain improvements in the City. The bonds are payable solely from the incremental taxes generated by increased sales and assessed property values in the improved area. Incremental taxes were projected to produce 100% of the debt service requirements over the life of the bonds. Total principal and interest remaining on the bonds per Note III is payable through November 2026. For the current year, principal and interest paid and total incremental tax revenues were \$3,390,488 and \$2,804,006, respectively.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 16 FEDERAL FORFEITURE ACTIVITY**

The City had \$0 in revenues plus a carryover balance of \$117,011 from the prior year and \$0 in expenditures, resulting in an ending balance of \$117,011 as of December 31, 2020, for Federal forfeitures.

**NOTE 17 COMMUNICATIONS – JOINT VENTURE**

Dispatching services for the fire and police departments are provided by the East Central Dispatching Center, a consortium created by adjacent cities. The fee paid by each city is based primarily on the number of calls for service (911) attributed to each city.

The administration of the joint dispatching venture is overseen by a Board of Directors, comprised of the City Manager or City Administration, from each of the participating municipalities. This joint venture was developed in order to share operating costs thereby saving overall expenses incurred by each participating municipality. In addition, the joint effort is expected to improve equipment and increase the likelihood of obtaining grant funds.

This joint venture has not currently enhanced or hindered the City's financial operations. During the year end of December 31, 2020, the City paid approximately \$360,145 to the East Central Dispatching Center for dispatching services. The City remains liable for their representative share of current and potential liabilities. A separately issued financial report can be obtained for this entity at the City's finance department.

**NOTE 18 SUBSEQUENT EVENTS**

Subsequent to December 31, 2020, the City has entered into a lease/purchase agreement for a new station truck with a total equipment cost of \$212,000.

In January 2021, the City of Brentwood, Missouri Library was no longer under the management of the City of Brentwood. As a result, the Library Fund was discontinued in 2021.

**NOTE 19 RECENT ACCOUNTING PRONOUNCEMENTS**

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 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period*; and GASB Statement No. 91, *Conduit Debt Obligations*, 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*.

The City will adopt and implement these statements at the required time.

**CITY OF BRENTWOOD, MISSOURI**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2020**

**NOTE 20 TAX ABATEMENT**

The City is involved, through St. Louis County, in a tax abatement agreement with local businesses under the Urban Redevelopment Corporations under Ch. 353 of the RSMos. Under this program, localities may grant property tax abatements of up to 50% of a business' property tax bill for the purpose of providing Urban Redevelopment Corporations real property tax abatements.

For the year ended December 31, 2020, the City abated property taxes totaling \$64,611 under this program, including the following tax abatement that made up for the entire abatement amount.

- A 50% property tax abatement to Rankin Redevelopment Corporation in the amount of \$23,941
- A 50% property tax abatement to Drury Brentwood in the amount of \$40,669

**REQUIRED SUPPLEMENTARY INFORMATION**

**CITY OF BRENTWOOD, MISSOURI  
BUDGETARY COMPARISON SCHEDULE – GENERAL FUND  
YEAR ENDED DECEMBER 31, 2020**

|   | Budgeted Amounts    |                     | Actual              |
|---|---------------------|---------------------|---------------------|
|   | Original            | Final               |                     |
| <b>REVENUE</b>                                      |                     |                     |                     |
| Taxes   | \$ 9,930,081        | \$ 8,880,911        | \$ 8,880,911        |
| Licenses and Permits                                | 1,798,100           | 1,908,578           | 1,908,578           |
| Charge for Service                                  | 265,768             | 336,924             | 336,926             |
| Fines and Forfeits                                  | 153,500             | 54,157              | 54,157              |
| Intergovernmental                                   | 3,000               | 278,543             | 278,543             |
| Investment Income                                   | 12,000              | 9,514               | 9,514               |
| Miscellaneous                                       | 169,900             | 175,948             | 175,947             |
| Total Revenues                                      | <u>12,332,349</u>   | <u>11,644,575</u>   | <u>11,644,576</u>   |
| <b>EXPENDITURES</b>                                 |                     |                     |                     |
| Current:  |                     |                     |                     |
| Administrative                                      | 989,692             | 854,312             | 854,313             |
| Legislative   | 120,500             | 106,651             | 106,654             |
| Community Service                                   | 147,350             | 59,415              | 59,416              |
| Municipal Operating                                 | 1,720,700           | 1,879,751           | 1,878,706           |
| Police  | 3,555,786           | 3,464,864           | 3,464,863           |
| Fire  | 2,683,380           | 2,483,049           | 2,483,049           |
| Judicial  | 191,898             | 176,356             | 176,356             |
| Public Works  | 1,487,629           | 1,396,625           | 1,396,625           |
| Sanitation  | 602,967             | 633,281             | 633,282             |
| Planning and Development                            | 546,377             | 458,611             | 458,610             |
| Total Expenditures                                  | <u>12,046,279</u>   | <u>11,512,915</u>   | <u>11,511,874</u>   |
| <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b> | 286,070             | 131,660             | 132,702             |
| <b>OTHER FINANCING SOURCES (USES)</b>               |                     |                     |                     |
| Transfer In   | -                   | 20,000              | 20,000              |
| Transfer Out  | -                   | (184,635)           | (184,635)           |
| Total Other Financing Sources (Uses)                | <u>-</u>            | <u>(164,635)</u>    | <u>(164,635)</u>    |
| <b>CHANGE IN FUND BALANCES</b>                      | 286,070             | (32,975)            | (31,933)            |
| Fund Balances - Beginning of Year                   | <u>5,321,741</u>    | <u>5,321,741</u>    | <u>5,321,741</u>    |
| <b>FUND BALANCES - END OF YEAR</b>                  |                     |                     |                     |
| <b>CHANGE IN FUND BALANCES</b>                      | <u>\$ 5,607,811</u> | <u>\$ 5,288,766</u> | <u>\$ 5,289,808</u> |

See accompanying Note to Budgetary Comparison Schedules.

**CITY OF BRENTWOOD, MISSOURI  
NOTE TO BUDGETARY COMPARISON SCHEDULES  
DECEMBER 31, 2020**

**NOTE 1 BUDGETS**

Budgets are adopted on a basis consistent with U.S. generally accepted accounting principles. Annual appropriated budgets are adopted for the General, Library, Capital Improvements, Stormwater and Park Improvements, and Sewer Improvements Funds. All annual appropriations lapse at year-end.

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

- a. Public hearings are conducted to obtain comments from all interested parties for a proposed budget.
- b. The budget for the coming year is formally adopted on or before the last day of the year end.
- c. Expenditures may not legally exceed budgeted appropriations at the department level or by projects as approved by City Aldermen. Management may authorize transfers of appropriations within a department. Intergovernmental receipts and related expenditures are not budgeted.
- d. Current year budget includes amendments. Budget amendments must be approved by the Board of Aldermen.

The City does not prepare an annual budget for the Tax Increment Financing District Fund.

**CITY OF BRENTWOOD, MISSOURI**  
**SCHEDULE OF CHANGES IN NET PENSION LIABILITY**  
**YEAR ENDED DECEMBER 31, 2020**

|  | 2020                  | 2019                 | 2018                 | 2017                 | 2016                 | 2015                 | 2014                 |
|--|-----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| <b>TOTAL PENSION LIABILITY</b>   |                       |                      |                      |                      |                      |                      |                      |
| Service Cost   | \$ 975,627            | \$ 987,952           | \$ 862,262           | \$ 873,508           | \$ 856,997           | \$ 911,385           | \$ 872,741           |
| Interest on the Total Pension Liability                                    | 2,999,176             | 2,990,156            | 2,928,849            | 2,890,237            | 2,743,827            | 2,581,402            | 2,488,476            |
| Benefit Changes  | -                     | -                    | -                    | -                    | -                    | -                    | -                    |
| Difference Between Expected and Actual Experience                          | (170,797)             | (462,479)            | (767,072)            | (1,875,293)          | 233,688              | (419,422)            | (594,509)            |
| Assumption Changes   | -                     | (1,150,077)          | -                    | 621,100              | -                    | 691,868              | -                    |
| Benefit Payments, Including Refunds  | (2,266,467)           | (2,233,405)          | (1,971,406)          | (1,944,498)          | (1,541,407)          | (1,348,319)          | (1,530,080)          |
| Net Change in Total Pension Liability                                      | <u>1,537,539</u>      | <u>132,147</u>       | <u>1,052,633</u>     | <u>565,054</u>       | <u>2,293,105</u>     | <u>2,416,914</u>     | <u>1,236,628</u>     |
| Total Pension Liability - Beginning  | <u>44,011,177</u>     | <u>43,879,030</u>    | <u>42,826,397</u>    | <u>42,261,343</u>    | <u>39,968,238</u>    | <u>37,551,324</u>    | <u>36,314,696</u>    |
| Total Pension Liability - Ending   | <u>\$ 45,548,716</u>  | <u>\$ 44,011,177</u> | <u>\$ 43,879,030</u> | <u>\$ 42,826,397</u> | <u>\$ 42,261,343</u> | <u>\$ 39,968,238</u> | <u>\$ 37,551,324</u> |
| <b>PLAN FIDUCIARY NET POSITION</b>   |                       |                      |                      |                      |                      |                      |                      |
| Contributions - Employer   | \$ 1,785,335          | \$ 397,090           | \$ 1,086,902         | \$ 1,082,011         | \$ 1,060,604         | \$ 1,069,204         | \$ 1,063,302         |
| Contributions - Employee   | 260,509               | 242,756              | 242,775              | 235,839              | 253,969              | 242,378              | 235,939              |
| Pension Plan Net Investment Income   | 5,458,715             | 7,540,570            | (1,793,599)          | 5,239,800            | 2,904,092            | 67,432               | 1,716,003            |
| Benefit Payments, Including Returns  | (2,266,467)           | (2,233,405)          | (1,971,406)          | (1,944,498)          | (1,541,407)          | (1,348,319)          | (1,530,080)          |
| Pension Plan Administrative Expense  | (65,138)              | (91,617)             | (69,136)             | (73,814)             | (113,544)            | (109,978)            | (143,392)            |
| Other  | -                     | -                    | -                    | -                    | -                    | -                    | -                    |
| Net Change in Plan Fiduciary Net Position                                  | <u>5,172,954</u>      | <u>5,855,394</u>     | <u>(2,504,464)</u>   | <u>4,539,338</u>     | <u>2,563,714</u>     | <u>(79,283)</u>      | <u>1,341,772</u>     |
| Plan Fiduciary Net Position - Beginning                                    | <u>43,720,788</u>     | <u>37,865,394</u>    | <u>40,369,858</u>    | <u>35,830,520</u>    | <u>33,266,806</u>    | <u>33,346,089</u>    | <u>32,004,317</u>    |
| Plan Fiduciary Net Position - Ending                                       | <u>\$ 48,893,742</u>  | <u>\$ 43,720,788</u> | <u>\$ 37,865,394</u> | <u>\$ 40,369,858</u> | <u>\$ 35,830,520</u> | <u>\$ 33,266,806</u> | <u>\$ 33,346,089</u> |
| Net Pension Liability (Asset)  | <u>\$ (3,345,026)</u> | <u>\$ 290,389</u>    | <u>\$ 6,013,636</u>  | <u>\$ 2,456,539</u>  | <u>\$ 6,430,823</u>  | <u>\$ 6,701,432</u>  | <u>\$ 4,205,235</u>  |
| Plan Fiduciary Net Position as a Percentage of the Total Pension Liability | 107.86%               | 99.34%               | 86.29%               | 94.26%               | 84.78%               | 83.23%               | 88.80%               |
| Cover Payroll  | \$ 4,157,216          | \$ 3,942,030         | \$ 4,061,737         | \$ 3,845,669         | \$ 4,135,232         | \$ 4,039,625         | \$ 3,945,875         |
| Net Pension Liability (Asset) as a Percentage of Covered Payroll           | -86.16%               | 7.37%                | 148.06%              | 63.88%               | 155.51%              | 165.89%              | 106.57%              |

**NOTES TO SCHEDULE**

The schedule is required by GASB Statement No. 68, The schedule is required by GASB Statement No. 68, which was implemented in 2015, and will become a ten year presentation when the information for the years after 2020 become available.

**CITY OF BRENTWOOD, MISSOURI  
SCHEDULE OF EMPLOYER CONTRIBUTIONS  
YEAR ENDED DECEMBER 31, 2020**

|   | 2020         | 2019         | 2018         | 2017         | 2016         | 2015         | 2014         | 2013         | 2012         | 2011         |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Actuarially Determined Contributions                                  | \$ 1,056,538 | \$ 1,609,097 | \$ 851,367   | \$ 1,244,693 | \$ 1,235,596 | \$ 1,135,772 | \$ 1,085,346 | \$ 1,510,076 | \$ 1,153,072 | \$ 894,159   |
| Contributions in Relation to the Actuarially Determined Contributions | 913,246      | 1,082,039    | 1,086,902    | 1,082,011    | 1,060,604    | 1,069,204    | 1,063,302    | 1,033,187    | 1,008,122    | 917,829      |
| Contribution (Excess) Deficiency                                      | \$ 143,292   | \$ 527,058   | \$ (235,535) | \$ 162,682   | \$ 174,992   | \$ 66,568    | \$ 22,044    | \$ 476,889   | \$ 144,950   | \$ (23,670)  |
| Covered Payroll   | \$ 4,157,216 | \$ 3,942,030 | \$ 4,061,737 | \$ 3,845,669 | \$ 4,135,232 | \$ 4,039,625 | \$ 3,945,875 | \$ 3,982,928 | \$ 3,604,276 | \$ 3,423,041 |
| Contributions as a Percentage of Covered Payroll                      | 21.97%       | 27.45%       | 26.76%       | 28.14%       | 25.65%       | 26.47%       | 26.95%       | 25.94%       | 27.97%       | 26.81%       |

**NOTES TO SCHEDULE**

Valuation Date:

January 1 of each year

Methods and Assumptions

Used to Determine  
Contribution Rates:

|                            |   |
|----------------------------|---|
| Actuarial Cost Method:     | Entry age normal  |
| Asset Valuation Method:    | At market value   |
| Amortization Method        | Level dollar  |
| Amortization Period        | 20 year open period that is reset each year   |
| Actuarial Assumptions      |   |
| Investment Rate of Return: | 7%  |
| Projected Salary Increases | 4.50%   |
| Inflation rate             | 2.75%   |
| Cost of Living Provision   | 2.0% annually, maximum 20.0% increase   |
| Mortality                  | Pre-retirement: PRI-2012 Annuitant Blue Collar table for males and females; projected mortality improvement based on Scale MP-2020<br>Post-retirement: PRI-2012 Annuitant Blue Collar table for males and females; projected mortality improvement based on Scale MP-2020 |

**CITY OF BRENTWOOD, MISSOURI  
SCHEDULE OF INVESTMENT RETURNS  
YEAR ENDED DECEMBER 31, 2020**

|   | <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> | <u>2011</u> |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Annual Dollar-Weighted<br>Rate of Return, Net of Expenses | 12.67%      | 20.33%      | -3.76%      | 15.00%      | 8.94%       | 0.26%       | 5.49%       | 17.34%      | 9.72%       | -1.13%      |

**CITY OF BRENTWOOD, MISSOURI**  
**SCHEDULE OF CHANGES IN NET PENSION LIABILITY**  
**YEAR ENDED DECEMBER 31, 2020**

|  | 2020                  | 2019                  | 2018                  | 2017                  | 2016                  | 2015                  |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>TOTAL PENSION LIABILITY</b>   |                       |                       |                       |                       |                       |                       |
| Service Cost   | \$ 270,979            | \$ 265,526            | \$ 251,183            | \$ 229,092            | \$ 249,834            | \$ 281,534            |
| Interest on the Total Pension Liability                                    | 888,413               | 848,752               | 831,335               | 819,539               | 771,846               | 779,390               |
| Benefit Changes  | -                     | -                     | -                     | -                     | -                     | -                     |
| Difference Between Expected and Actual Experience                          | 59,514                | 15,621                | (247,780)             | (321,171)             | (164,630)             | (519,418)             |
| Assumption Changes   | -                     | -                     | -                     | -                     | 455,661               | -                     |
| Benefit Payments, Including Refunds  | (592,939)             | (578,379)             | (623,926)             | (528,962)             | (756,429)             | (507,903)             |
| Net Change in Total Pension Liability                                      | <u>625,967</u>        | <u>551,520</u>        | <u>210,812</u>        | <u>198,498</u>        | <u>556,282</u>        | <u>33,603</u>         |
| Total Pension Liability - Beginning  | <u>12,412,129</u>     | <u>11,860,609</u>     | <u>11,649,797</u>     | <u>11,451,299</u>     | <u>10,895,017</u>     | <u>10,861,414</u>     |
| Total Pension Liability - Ending   | <u>\$ 13,038,096</u>  | <u>\$ 12,412,129</u>  | <u>\$ 11,860,609</u>  | <u>\$ 11,649,797</u>  | <u>\$ 11,451,299</u>  | <u>\$ 10,895,017</u>  |
| <b>PLAN FIDUCIARY NET POSITION</b>   |                       |                       |                       |                       |                       |                       |
| Contributions - Employer   | \$ 133,498            | \$ 135,939            | \$ 146,039            | \$ 168,196            | \$ 206,925            | \$ 267,161            |
| Contributions - Employee   | -                     | -                     | 35,733                | -                     | -                     | -                     |
| Pension Plan Net Investment Income   | 189,243               | 926,656               | 1,655,545             | 1,476,398             | (29,333)              | 281,632               |
| Benefit Payments, Including Returns  | (592,939)             | (578,379)             | (623,926)             | (528,962)             | (756,429)             | (507,903)             |
| Pension Plan Administrative Expense  | (18,961)              | (16,060)              | (11,866)              | (10,873)              | (10,011)              | (11,464)              |
| Other  | 48,059                | (261,290)             | 87,393                | (48,803)              | (129,746)             | 201,015               |
| Net Change in Plan Fiduciary Net Position                                  | <u>(241,100)</u>      | <u>206,866</u>        | <u>1,288,918</u>      | <u>1,055,956</u>      | <u>(718,594)</u>      | <u>230,441</u>        |
| Plan Fiduciary Net Position - Beginning                                    | <u>15,061,334</u>     | <u>14,854,468</u>     | <u>13,565,550</u>     | <u>12,509,594</u>     | <u>13,228,188</u>     | <u>12,997,747</u>     |
| Plan Fiduciary Net Position - Ending                                       | <u>\$ 14,820,234</u>  | <u>\$ 15,061,334</u>  | <u>\$ 14,854,468</u>  | <u>\$ 13,565,550</u>  | <u>\$ 12,509,594</u>  | <u>\$ 13,228,188</u>  |
| Net Pension Liability (Asset)  | <u>\$ (1,782,138)</u> | <u>\$ (2,649,205)</u> | <u>\$ (2,993,859)</u> | <u>\$ (1,915,753)</u> | <u>\$ (1,058,295)</u> | <u>\$ (2,333,171)</u> |
| Plan Fiduciary Net Position as a Percentage of the Total Pension Liability | 113.67%               | 121.34%               | 125.24%               | 116.44%               | 109.24%               | 121.42%               |
| Cover Payroll  | \$ 2,909,528          | \$ 2,839,638          | \$ 2,820,669          | \$ 2,619,240          | \$ 2,483,304          | \$ 2,952,595          |
| Net Pension Liability (Asset) as a Percentage of Covered Payroll           | -61.25%               | -93.29%               | -106.14%              | -73.14%               | -46.62%               | -79.02%               |

**NOTES TO SCHEDULE**

The schedule is required by GASB Statement No. 68, The schedule is required by GASB Statement No. 68, which was implemented in 2015, and will become a ten year presentation when the information for the years after 2020 become available.

**CITY OF BRENTWOOD, MISSOURI  
SCHEDULE OF EMPLOYER CONTRIBUTIONS  
YEAR ENDED DECEMBER 31, 2020**

|   | 2020         | 2019         | 2018         | 2017         | 2016         | 2015         | 2014         | 2013         | 2012         | 2011         |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Actuarially Determined Contributions                                  | \$ 138,306   | \$ 121,698   | \$ 146,915   | \$ 145,195   | \$ 180,101   | \$ 242,983   | \$ 310,699   | \$ 366,738   | \$ 372,566   | \$ 379,890   |
| Contributions in Relation to the Actuarially Determined Contributions | 138,306      | 121,698      | 146,915      | 145,195      | 180,101      | 242,983      | 310,699      | 366,738      | 372,617      | 312,653      |
| Contribution (Excess) Deficiency                                      | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ (51)      | \$ 67,237    |
| Covered Payroll   | \$ 2,881,371 | \$ 2,897,563 | \$ 2,880,687 | \$ 2,792,215 | \$ 2,572,868 | \$ 2,963,201 | \$ 3,106,992 | \$ 3,303,950 | \$ 3,268,123 | \$ 3,361,855 |
| Contributions as a Percentage of Covered Payroll                      | 4.80%        | 4.20%        | 5.10%        | 5.20%        | 7.00%        | 8.20%        | 10.00%       | 11.10%       | 10.30%       | 9.30%        |

**NOTES TO SCHEDULE**

Valuation Date:

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

Methods and Assumptions  
Used to Determine  
Contribution Rates:

|                                |   |
|--------------------------------|---|
| Actuarial Cost Method:         | Entry age normal and modified terminal funding.   |
| Amortization Method:           | Level percent of payroll, closed.   |
| Remaining Amortization Period: | Multiple bases from 15 to 21 years.   |
| Asset Valuation Method:        | 5 year smoothed market; 20% corridor.   |
| Inflation:                     | 3.25% wage inflation and 2.50% price inflation.   |
| Salary Increases:              | 3.25% to 6.55%, including wage inflation.   |
| Investment Rate of Return:     | 7.00%, net of investment expenses.  |
| Retirement Age:                | Experience-based table of rates that are specific to the type of eligibility condition. |
| Mortality:                     | RP-2014 Healthy Annuitant mortality table.  |
| Other Information:             | None  |

**CITY OF BRENTWOOD, MISSOURI  
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND  
RELATED RATIOS  
YEAR ENDED DECEMBER 31, 2020**

The following required supplementary information relates to the City's other post-employment benefits program.

|   | <u>2020</u>                | <u>2019</u>                | <u>2018</u>                |
|---|----------------------------|----------------------------|----------------------------|
| <b>TOTAL OPEB LIABILITY</b>   |                            |                            |                            |
| Service Cost  | \$ 84,548                  | \$ 81,017                  | \$ 81,017                  |
| Interest on the Total OPEB Liability  | 48,484                     | 46,932                     | 46,949                     |
| Benefit Changes   | -                          | -                          | -                          |
| Difference Between Expected and<br>Actual Experience                              | 118,106                    | -                          | (30,035)                   |
| Assumption Changes  | 184,944                    | -                          | 14,359                     |
| Benefit Payments, Including Refunds   | (100,289)                  | (114,348)                  | (103,520)                  |
| Other Changes   | -                          | -                          | 61,799                     |
| Net Change in Total Pension Liability   | <u>335,793</u>             | <u>13,601</u>              | <u>70,569</u>              |
| Total OPEB Liability - Beginning  | <u>1,537,383</u>           | <u>1,523,782</u>           | <u>1,453,213</u>           |
| Total OPEB Liability - Ending   | <u><u>\$ 1,873,176</u></u> | <u><u>\$ 1,537,383</u></u> | <u><u>\$ 1,523,782</u></u> |
| <br>Plan Fiduciary Net Position as a Percentage<br>of the Total Pension Liability | <br>107.86%                | <br>99.34%                 | <br>86.29%                 |
| Covered Payroll   | \$ 7,298,899               | \$ 7,246,406               | \$ 7,246,406               |
| <br>Net Pension Liability (Asset) as a Percentage<br>of Covered Payroll           | <br>25.66%                 | <br>21.22%                 | <br>21.03%                 |

**NOTES TO SCHEDULE**

The schedule is required by GASB Statement No. 75, The schedule is required by GASE Statement No. 75, which was implemented in 2018, and will become a ten year presentation when the information for the years after 2020 become available.

**OTHER SUPPLEMENTARY INFORMATION**

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO NONMAJOR GOVERNMENTAL FUNDS – CAPITAL  
PROJECT FUNDS AND DEBT SERVICE FUNDS  
YEAR ENDED DECEMBER 31, 2020**

**NONMAJOR GOVERNMENTAL FUNDS CAPITAL PROJECTS FUNDS**

Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities.

**Sewer Improvements Fund** – This fund is used to monitor the funding of sewer improvements throughout the City, which are funded by special assessments.

**Capital Improvements Fund** – The Capital Improvements Fund is a Capital Projects Fund used to account for improvements to park and recreational facilities and infrastructure improvements, which are funded by a ½% sales tax and general obligation bond proceeds.

**NONMAJOR GOVERNMENTAL FUNDS SPECIAL REVENUE FUNDS**

Special Revenue Funds are used to account for financial resources to be used for specific purpose.

**Library Fund** – This fund is used to account for property taxes levied for the Brentwood Public Library.

**DEBT SERVICE FUNDS**

Debt Service Funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs.

**Debt Service Fund** – This fund is used to account for the accumulation of resources for the Tax Increment Refunding Revenue bonds' principal and interest. Brentwood Hanley Station and Brentwood Eager Road include this fund.

**Debt Service Reserve Fund** – This fund is used to account for the amounts reserved according to the Tax Increment Refunding Revenue bond issue. Brentwood Hanley Station and Brentwood Eager Road include this fund.

**Pilots Fund** – This fund is used to account for the accumulation of resources for, and the payment of, Tax Increment Refunding Revenue bonds' principal and interest. Brentwood Hanley Station and Brentwood Eager Road include this fund.

**Municipal Revenue Fund** – This fund is used to account for the accumulation of resources for, and the payment of, Tax Increment Refunding Revenue bonds' principal and interest. Brentwood Hanley Station and Brentwood Eager Road include this fund.

**Redemption and Extraordinary Funds** – This fund is used to account for the accumulation of resources for, and the payment of, Tax Increment Refunding Revenue bonds' principal and interest. Brentwood Hanley Station and Brentwood Eager Road include this fund.

**Revenue Fund** – This fund is used to account for the accumulation of resources for, and the payment of the certificates of participation principal and interest. Police and Fire Station, Refunding Library, and Recreation Complex include this fund.

**CITY OF BRENTWOOD, MISSOURI  
NOTES TO NONMAJOR GOVERNMENTAL FUNDS – CAPITAL  
PROJECT FUNDS AND DEBT SERVICE FUNDS  
YEAR ENDED DECEMBER 31, 2020**

**Brentwood Eager Road Redemption Fund** – This fund is used to account for debt service payments related to the Brentwood Eager Road debt obligation.

**Reserve Fund** – This fund is used to account for the amounts reserved according to the certificates of participation bond issue. Police and Fire Station, Refunding Library, and Recreation Complex include this fund.

**CITY OF BRENTWOOD, MISSOURI**  
**COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS**  
**DECEMBER 31, 2020**

|  | Sewer<br>Improvements<br>Fund | Library Fund      | Capital<br>Improvements<br>Fund | Brentwood Hanley<br>Station - Debt<br>Service Reserve<br>Fund | Brentwood Hanley<br>Station - Debt<br>Service Fund | Brentwood Hanley<br>Station - Economic<br>Activity Tax<br>Revenue Fund | Brentwood Hanley<br>Station - Pilots<br>Fund | Brentwood Hanley<br>Station - Municipal<br>Revenue Fund | Redemption Fund |
|--|-------------------------------|-------------------|---------------------------------|---|--|--|--|---|-----------------|
| <b>ASSETS</b>  |                               |                   |                                 |   |  |  |  |   |                 |
| Cash and Investments   | \$ 307,855                    | \$ 343,180        | \$ 4,381,737                    | \$ -  | \$ -   | \$ -   | \$ -   | \$ -  | \$ -            |
| Receivables, Net:  |                               |                   |                                 |   |  |  |  |   |                 |
| Sales Tax and Other Receivables  | 35,492                        | 10,034            | 498,648                         | -   | -  | -  | -  | -   | -               |
| Property Tax Receivables   | -                             | 520,385           | 30                              | -   | -  | -  | -  | -   | -               |
| Due from other Funds   | -                             | -                 | -                               | -   | -  | 22,452   | 599,083                                      | -   | -               |
| Prepaid Assets   | -                             | 5,052             | 25,213                          | -   | -  | -  | -  | -   | -               |
| Restricted Assets  | -                             | -                 | -                               | 232,842   | 6  | 27,332   | 159,943                                      | 7,485   | 2,493           |
| <b>Total Assets</b>  | <b>\$ 343,347</b>             | <b>\$ 878,651</b> | <b>\$ 4,905,628</b>             | <b>\$ 232,842</b>   | <b>\$ 6</b>  | <b>\$ 49,784</b>   | <b>\$ 759,026</b>                            | <b>\$ 7,485</b>   | <b>\$ 2,493</b> |
| <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>        |                               |                   |                                 |   |  |  |  |   |                 |
| <b>LIABILITIES</b>   |                               |                   |                                 |   |  |  |  |   |                 |
| Accounts Payable   | \$ 18,027                     | \$ 921            | \$ 112,784                      | \$ -  | \$ -   | \$ -   | \$ -   | \$ -  | \$ -            |
| Due to Other Funds   | 245,000                       | 676               | -                               | -   | -  | -  | -  | -   | -               |
| <b>Total Liabilities</b>   | <b>263,027</b>                | <b>1,597</b>      | <b>112,784</b>                  | <b>-</b>  | <b>-</b>   | <b>-</b>   | <b>-</b>                                     | <b>-</b>  | <b>-</b>        |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                       |                               |                   |                                 |   |  |  |  |   |                 |
| Unavailable Revenue - Grants   | -                             | -                 | 52,332                          | -   | -  | -  | -  | -   | -               |
| Unavailable Revenue - Taxes  | -                             | 148,680           | 30                              | -   | -  | -  | -  | -   | -               |
| <b>FUND BALANCES</b>   |                               |                   |                                 |   |  |  |  |   |                 |
| Nonspendable   | -                             | 5,052             | 25,213                          | -   | -  | -  | -  | -   | -               |
| Restricted For:  |                               |                   |                                 |   |  |  |  |   |                 |
| Capital Improvements   | -                             | -                 | 4,715,269                       | -   | -  | -  | -  | -   | -               |
| Library  | -                             | 723,322           | -                               | -   | -  | -  | -  | -   | -               |
| Sewer Improvements   | 80,320                        | -                 | -                               | -   | -  | -  | -  | -   | -               |
| Debt Service   | -                             | -                 | -                               | 232,842   | 6  | 49,784   | 759,026                                      | 7,485   | 2,493           |
| <b>Total Fund Balances</b>   | <b>80,320</b>                 | <b>728,374</b>    | <b>4,740,482</b>                | <b>232,842</b>  | <b>6</b>   | <b>49,784</b>  | <b>759,026</b>                               | <b>7,485</b>  | <b>2,493</b>    |
| <b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b> | <b>\$ 343,347</b>             | <b>\$ 878,651</b> | <b>\$ 4,905,628</b>             | <b>\$ 232,842</b>   | <b>\$ 6</b>  | <b>\$ 49,784</b>   | <b>\$ 759,026</b>                            | <b>\$ 7,485</b>   | <b>\$ 2,493</b> |

**CITY OF BRENTWOOD, MISSOURI**  
**COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS (CONTINUED)**  
**DECEMBER 31, 2020**

| <b>ASSETS</b>  | Extraordinary Fund | Refunding Library -<br>Lease Revenue<br>Fund | Refunding Library -<br>Reserve Fund | Rec Complex -<br>Revenue Fund | Rec Complex -<br>Reserve Fund | Eager Road -<br>Economic Activity<br>Fund | Eager Road - Pilots<br>Fund | Municipal Revenue<br>Fund |
|--|--------------------|--|-------------------------------------|-------------------------------|-------------------------------|---|-----------------------------|---------------------------|
| Cash and Investments   | \$ -               | \$ -   | \$ 45,496                           | \$ -                          | \$ 333,644                    | \$ -                                      | \$ 21                       | \$ -                      |
| Receivables, Net:  |                    |  |                                     |                               |                               |   |                             |                           |
| Sales Tax and Other Receivables  | -                  | -  | -                                   | -                             | -                             | -   | -                           | -                         |
| Property Tax Receivables   | -                  | -  | -                                   | -                             | -                             | -   | -                           | -                         |
| Due from other Funds   | -                  | -  | -                                   | -                             | -                             | 159,266                                   | 50,074                      | -                         |
| Prepaid Assets   | -                  | -  | -                                   | -                             | -                             | -   | -                           | -                         |
| Restricted Assets  | 30,872             | 4,777  | 23,569                              | 33,024                        | 172,837                       | 162,033                                   | -                           | 37,295                    |
| <b>Total Assets</b>  | <b>\$ 30,872</b>   | <b>\$ 4,777</b>                              | <b>\$ 69,065</b>                    | <b>\$ 33,024</b>              | <b>\$ 506,481</b>             | <b>\$ 321,299</b>                         | <b>\$ 50,095</b>            | <b>\$ 37,295</b>          |
| <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>        |                    |  |                                     |                               |                               |   |                             |                           |
| <b>LIABILITIES</b>   |                    |  |                                     |                               |                               |   |                             |                           |
| Accounts Payable   | \$ -               | \$ -   | \$ -                                | \$ -                          | \$ -                          | \$ -                                      | \$ -                        | \$ -                      |
| Due to Other Funds   | -                  | -  | -                                   | -                             | -                             | -   | -                           | -                         |
| <b>Total Liabilities</b>   | <b>-</b>           | <b>-</b>                                     | <b>-</b>                            | <b>-</b>                      | <b>-</b>                      | <b>-</b>                                  | <b>-</b>                    | <b>-</b>                  |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                       |                    |  |                                     |                               |                               |   |                             |                           |
| Unavailable Revenue - Grants   | -                  | -  | -                                   | -                             | -                             | -   | -                           | -                         |
| Unavailable Revenue - Taxes  | -                  | -  | -                                   | -                             | -                             | -   | -                           | -                         |
| <b>FUND BALANCES</b>   |                    |  |                                     |                               |                               |   |                             |                           |
| Nonspendable   | -                  | -  | -                                   | -                             | -                             | -   | -                           | -                         |
| Restricted For:  |                    |  |                                     |                               |                               |   |                             |                           |
| Capital Improvements   | -                  | -  | -                                   | -                             | -                             | -   | -                           | -                         |
| Library  | -                  | -  | -                                   | -                             | -                             | -   | -                           | -                         |
| Sewer Improvements   | -                  | -  | -                                   | -                             | -                             | -   | -                           | -                         |
| Debt Service   | 30,872             | 4,777  | 69,065                              | 33,024                        | 506,481                       | 321,299                                   | 50,095                      | 37,295                    |
| <b>Total Fund Balances</b>   | <b>30,872</b>      | <b>4,777</b>                                 | <b>69,065</b>                       | <b>33,024</b>                 | <b>506,481</b>                | <b>321,299</b>                            | <b>50,095</b>               | <b>37,295</b>             |
| <b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b> | <b>\$ 30,872</b>   | <b>\$ 4,777</b>                              | <b>\$ 69,065</b>                    | <b>\$ 33,024</b>              | <b>\$ 506,481</b>             | <b>\$ 321,299</b>                         | <b>\$ 50,095</b>            | <b>\$ 37,295</b>          |

**CITY OF BRENTWOOD, MISSOURI**  
**COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS (CONTINUED)**  
**DECEMBER 31, 2020**

|   | Police and<br>Firehouse -<br>Reserve Fund | Police and<br>Firehouse -<br>Revenue Fund | Brentwood Bound -<br>Reserve Fund | Brentwood Bound -<br>Revenue Fund | Brentwood Eager<br>Road Redemption<br>Fund | Total Nonmajor<br>Governmental<br>Funds |
|---|---|---|-----------------------------------|-----------------------------------|--|---|
| <b>ASSETS</b>   |   |   |                                   |                                   |  |   |
| Cash and Investments  | \$ 98,825                                 | \$ -                                      | \$ 1,026,272                      | \$ -                              | \$ -                                       | \$ 6,537,030                            |
| Receivables, Net:   |   |   |                                   |                                   |  |   |
| Sales Tax and Other Receivables   | -   | -   | -                                 | -                                 | -  | 544,174                                 |
| Property Tax Receivables  | -   | -   | -                                 | -                                 | -  | 520,415                                 |
| Due from other Funds  | -   | -   | -                                 | -                                 | -  | 830,875                                 |
| Prepaid Assets  | -   | -   | -                                 | -                                 | -  | 30,265                                  |
| Restricted Assets   | 411,636                                   | 49,090                                    | 4,965,971                         | 18,440                            | 5,086                                      | 6,344,733                               |
|   | <u>411,636</u>                            | <u>49,090</u>                             | <u>4,965,971</u>                  | <u>18,440</u>                     | <u>5,086</u>                               | <u>6,344,733</u>                        |
| Total Assets  | <u>\$ 510,461</u>                         | <u>\$ 49,090</u>                          | <u>\$ 5,992,243</u>               | <u>\$ 18,440</u>                  | <u>\$ 5,086</u>                            | <u>\$ 14,807,492</u>                    |
| <b>LIABILITIES, DEFERRED INFLOWS OF<br/>RESOURCES AND FUND BALANCES</b> |   |   |                                   |                                   |  |   |
| <b>LIABILITIES</b>  |   |   |                                   |                                   |  |   |
| Accounts Payable  | \$ -                                      | \$ -                                      | \$ -                              | \$ -                              | \$ -                                       | \$ 131,732                              |
| Due to Other Funds  | -   | -   | -                                 | -                                 | -  | 245,676                                 |
| Total Liabilities   | <u>-</u>                                  | <u>-</u>                                  | <u>-</u>                          | <u>-</u>                          | <u>-</u>                                   | <u>377,408</u>                          |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                    |   |   |                                   |                                   |  |   |
| Unavailable Revenue - Grants  | 148,710                                   | -   | -                                 | -                                 | -  | -                                       |
| Unavailable Revenue - Taxes   | -   | -   | -                                 | -                                 | -  | 148,710                                 |
| <b>FUND BALANCES</b>  |   |   |                                   |                                   |  |   |
| Nonspendable  | -   | -   | -                                 | -                                 | -  | 30,265                                  |
| Restricted For:   |   |   |                                   |                                   |  |   |
| Capital Improvements  | -   | -   | -                                 | -                                 | -  | 4,715,269                               |
| Library   | -   | -   | -                                 | -                                 | -  | 723,322                                 |
| Sewer Improvements  | -   | -   | -                                 | -                                 | -  | 80,320                                  |
| Debt Service  | 510,461                                   | 49,090                                    | 5,992,243                         | 18,440                            | 5,086                                      | 8,679,866                               |
| Total Fund Balances   | <u>510,461</u>                            | <u>49,090</u>                             | <u>5,992,243</u>                  | <u>18,440</u>                     | <u>5,086</u>                               | <u>14,229,042</u>                       |
| Total Liabilities, Deferred Inflows of<br>Resources, and Fund Balances  | <u>\$ 510,461</u>                         | <u>\$ 49,090</u>                          | <u>\$ 5,992,243</u>               | <u>\$ 18,440</u>                  | <u>\$ 5,086</u>                            | <u>\$ 14,807,492</u>                    |

**CITY OF BRENTWOOD, MISSOURI**  
**COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS (CONTINUED)**  
**DECEMBER 31, 2020**

|   | Sewer Improvements<br>Fund | Library Fund      | Capital Improvements<br>Fund | Brentwood Hanley<br>Station - Debt Service<br>Reserve Fund | Brentwood Hanley<br>Station - Debt Service<br>Fund | Brentwood Hanley<br>Station - Economic<br>Activity Tax Revenue<br>Fund | Brentwood Hanley<br>Station - Pilots Fund | Brentwood Hanley<br>Station - Municipal<br>Revenue Fund | Redemption Fund |
|---|----------------------------|-------------------|------------------------------|--|--|--|---|---|-----------------|
| <b>REVENUE</b>  |                            |                   |                              |  |  |  |   |   |                 |
| Taxes   | \$ -                       | \$ 872,862        | \$ 2,508,967                 | \$ -   | \$ -   | \$ -   | \$ -                                      | \$ -  | \$ -            |
| Charge for Service                                      | -                          | 2,494             | -                            | -  | -  | -  | -   | -   | -               |
| Intergovernmental                                       | -                          | 10,828            | -                            | -  | -  | -  | -   | -   | -               |
| Assessments   | 143,278                    | -                 | -                            | -  | -  | -  | -   | -   | -               |
| Investment Income                                       | -                          | 2,399             | 7,793                        | 5,558  | 9  | 137  | 698                                       | 45  | 22              |
| Miscellaneous   | -                          | 1,966             | -                            | -  | -  | -  | -   | -   | -               |
| Total Revenues  | 143,278                    | 890,549           | 2,529,060                    | 5,558  | 9  | 137  | 698                                       | 45  | 22              |
| <b>EXPENDITURES</b>                                     |                            |                   |                              |  |  |  |   |   |                 |
| Current:  |                            |                   |                              |  |  |  |   |   |                 |
| Public Works  | 132,178                    | -                 | -                            | -  | -  | -  | -   | -   | -               |
| Library   | -                          | 1,927,415         | -                            | -  | -  | -  | -   | -   | -               |
| Capital Outlay  | -                          | 1,327             | 1,850,729                    | -  | -  | -  | -   | -   | -               |
| Debt Service:   |                            |                   |                              |  |  |  |   |   |                 |
| Principal   | -                          | -                 | 140,458                      | -  | -  | -  | -   | -   | 745,000         |
| Interest and Fiscal Costs                               | -                          | -                 | 2,076                        | -  | 127,600  | 8,558  | -   | -   | -               |
| Total Expenditures                                      | 132,178                    | 1,928,742         | 1,993,263                    | -  | 127,600  | 8,558  | -   | -   | 745,000         |
| <b>EXCESS OF REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | 11,100                     | (1,038,193)       | 535,797                      | 5,558  | (127,591)  | (8,421)  | 698                                       | 45  | (744,978)       |
| <b>OTHER FINANCING SOURCES (USES)</b>                   |                            |                   |                              |  |  |  |   |   |                 |
| Transfer In   | -                          | -                 | 184,635                      | -  | 126,629  | 92,563   | 724,416                                   | 31,020  | 745,528         |
| Transfer Out  | (20,000)                   | (37,712)          | (211,796)                    | (3,326)  | -  | (102,369)  | (728,175)                                 | (38,287)  | -               |
| Total Other Financing Sources (Uses)                    | (20,000)                   | (37,712)          | (18,936)                     | (3,326)  | 126,629  | (9,806)  | (3,759)                                   | (7,267)   | 745,528         |
| <b>CHANGE IN FUND BALANCES</b>                          | (8,900)                    | (1,075,905)       | 516,861                      | 2,232  | (962)  | (18,227)   | (3,061)                                   | (7,222)   | 550             |
| Fund Balances - Beginning of Year                       | 89,220                     | 1,804,279         | 4,223,621                    | 230,610  | 968  | 68,011   | 762,087                                   | 14,707  | 1,943           |
| <b>FUND BALANCES - END OF YEAR</b>                      | <u>\$ 80,320</u>           | <u>\$ 728,374</u> | <u>\$ 4,740,482</u>          | <u>\$ 232,842</u>  | <u>\$ 6</u>  | <u>\$ 49,784</u>   | <u>\$ 759,026</u>                         | <u>\$ 7,485</u>   | <u>\$ 2,493</u> |

**CITY OF BRENTWOOD, MISSOURI**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCES – NONMAJOR GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2020**

|   | Extraordinary Fund | Refunding Library -<br>Lease Revenue Fund | Refunding Library -<br>Reserve Fund | Rec Complex -<br>Revenue Fund | Rec Complex -<br>Reserve Fund | Eager Road -<br>Economic Activity<br>Fund | Eager Road - Pilots<br>Fund |
|---|--------------------|---|-------------------------------------|-------------------------------|-------------------------------|---|-----------------------------|
| <b>ASSETS</b>   |                    |   |                                     |                               |                               |   |                             |
| Cash and Investments  | \$ -               | \$ -                                      | \$ -                                | \$ -                          | \$ -                          | \$ -                                      | \$ -                        |
| Receivables, Net:   | -                  | -   | -                                   | -                             | -                             | -   | -                           |
| Sales Tax and Other Receivables   | -                  | -   | -                                   | -                             | -                             | -   | -                           |
| Property Tax Receivables  | -                  | -   | -                                   | -                             | -                             | -   | -                           |
| Due from other Funds  | 90                 | 4   | 2,102                               | 33                            | 15,415                        | 486                                       | 903                         |
| Prepaid Assets  | -                  | -   | -                                   | -                             | -                             | -   | -                           |
| Restricted Assets   | 90                 | 4   | 2,102                               | 33                            | 15,415                        | 486                                       | 903                         |
| Total Assets  |                    |   |                                     |                               |                               |   |                             |
| <b>LIABILITIES, DEFERRED INFLOWS OF<br/>RESOURCES AND FUND BALANCES</b> |                    |   |                                     |                               |                               |   |                             |
|   | -                  | -   | -                                   | -                             | -                             | -   | -                           |
| <b>LIABILITIES</b>  |                    |   |                                     |                               |                               |   |                             |
| Accounts Payable  | -                  | -   | -                                   | -                             | -                             | -   | -                           |
| Due to Other Funds  | -                  | -   | -                                   | -                             | -                             | -   | -                           |
| Total Liabilities   | -                  | 33,600                                    | -                                   | 551,400                       | -                             | -   | -                           |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                    |                    |   |                                     |                               |                               |   |                             |
| Unavailable Revenue - Grants  | -                  | 4,255                                     | -                                   | 90,955                        | -                             | 3,268                                     | -                           |
| Unavailable Revenue - Taxes   | -                  | 37,855                                    | -                                   | 642,355                       | -                             | 3,268                                     | -                           |
| <b>FUND BALANCES</b>  | 90                 | (37,851)                                  | 2,102                               | (642,322)                     | 15,415                        | (2,782)                                   | 903                         |
| Nonspendable  |                    |   |                                     |                               |                               |   |                             |
| Restricted For:   |                    |   |                                     |                               |                               |   |                             |
| Capital Improvements  | -                  | 42,248                                    | -                                   | 672,560                       | -                             | 974,187                                   | 1,214,995                   |
| Library   | -                  | -   | (4,536)                             | -                             | (33,260)                      | (1,074,979)                               | (1,215,877)                 |
| Sewer Improvements  | -                  | 42,248                                    | (4,536)                             | 672,560                       | (33,260)                      | (100,792)                                 | (882)                       |
| Debt Service  | 90                 | 4,397                                     | (2,434)                             | 30,238                        | (17,845)                      | (103,574)                                 | 21                          |
| Total Fund Balances   | 30,782             | 380                                       | 71,499                              | 2,786                         | 524,326                       | 424,873                                   | 50,074                      |
| Total Liabilities, Deferred Inflows of<br>Resources, and Fund Balances  | <u>\$ 30,872</u>   | <u>\$ 4,777</u>                           | <u>\$ 69,065</u>                    | <u>\$ 33,024</u>              | <u>\$ 506,481</u>             | <u>\$ 321,299</u>                         | <u>\$ 50,095</u>            |

**CITY OF BRENTWOOD, MISSOURI**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCES – NONMAJOR GOVERNMENTAL FUNDS (CONTINUED)**  
**YEAR ENDED DECEMBER 31, 2020**

|   | Municipal Revenue Fund | Eager Road - Debt Service | Police and Firehouse - Reserve Fund | Police and Firehouse - Revenue Fund | Brentwood Bound - Reserve Fund | Brentwood Bound - Revenue Fund | Brentwood Eager Road Redemption Fund | Total Non Major Governmental Funds |
|---|------------------------|---------------------------|-------------------------------------|-------------------------------------|--------------------------------|--------------------------------|--------------------------------------|------------------------------------|
| <b>REVENUE</b>                                      |                        |                           |                                     |                                     |                                |                                |                                      |                                    |
| Taxes   | \$ 215,904             | \$ -                      | \$ -                                | \$ -                                | \$ -                           | \$ -                           | \$ -                                 | \$ 3,597,733                       |
| Charge for Service                                  | -                      | -                         | -                                   | -                                   | -                              | -                              | -                                    | 2,494                              |
| Intergovernmental                                   | -                      | -                         | -                                   | -                                   | -                              | -                              | -                                    | 10,828                             |
| Assessments   | -                      | -                         | -                                   | -                                   | -                              | -                              | -                                    | 143,278                            |
| Investment Income                                   | 147                    | -                         | 32,038                              | 47                                  | 160,603                        | 1,955                          | 27                                   | 230,511                            |
| Miscellaneous                                       | -                      | -                         | -                                   | -                                   | -                              | -                              | -                                    | 1,966                              |
| Total Revenues                                      | 216,051                | -                         | 32,038                              | 47                                  | 160,603                        | 1,955                          | 27                                   | -                                  |
| <b>EXPENDITURES</b>                                 |                        |                           |                                     |                                     |                                |                                |                                      |                                    |
| Current:  |                        |                           |                                     |                                     |                                |                                |                                      |                                    |
| Public Works  | -                      | -                         | -                                   | -                                   | -                              | -                              | -                                    | 132,178                            |
| Library   | -                      | -                         | -                                   | -                                   | -                              | -                              | -                                    | 1,927,415                          |
| Capital Outlay                                      | -                      | -                         | -                                   | -                                   | -                              | -                              | -                                    | 1,852,056                          |
| Debt Service:                                       |                        |                           |                                     |                                     |                                |                                |                                      |                                    |
| Principal   | -                      | -                         | -                                   | 15,000                              | -                              | 740,000                        | 2,475,000                            | 4,700,458                          |
| Interest and Fiscal Costs                           | 1,919                  | 42,888                    | -                                   | 147,738                             | -                              | 2,845,278                      | -                                    | 3,274,535                          |
| Total Expenditures                                  | 1,919                  | 42,888                    | -                                   | 162,738                             | -                              | 3,585,278                      | 2,475,000                            | -                                  |
| <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b> | 214,132                | (42,888)                  | 32,038                              | (162,691)                           | 160,603                        | (3,583,323)                    | (2,474,973)                          | -                                  |
| <b>OTHER FINANCING SOURCES (USES)</b>               |                        |                           |                                     |                                     |                                |                                |                                      |                                    |
| Transfer In   | -                      | 42,878                    | -                                   | 208,809                             | 4,870                          | 3,068,981                      | 2,473,935                            | 10,608,254                         |
| Transfer Out  | (225,957)              | -                         | (53,960)                            | -                                   | (18,435)                       | (7,934)                        | -                                    | (3,776,603)                        |
| Total Other Financing Sources (Uses)                | (225,957)              | 42,878                    | (53,960)                            | 208,809                             | (13,565)                       | 3,061,047                      | 2,473,935                            | -                                  |
| <b>CHANGE IN FUND BALANCES</b>                      | (11,825)               | (10)                      | (21,922)                            | 46,118                              | 147,038                        | (522,276)                      | (1,038)                              | -                                  |
| Fund Balances - Beginning of Year                   | 49,120                 | 12                        | 532,383                             | 2,972                               | 5,845,205                      | 540,716                        | 6,124                                | 15,276,698                         |
| <b>FUND BALANCES - END OF YEAR</b>                  | <u>\$ 37,295</u>       | <u>\$ 2</u>               | <u>\$ 510,461</u>                   | <u>\$ 49,090</u>                    | <u>\$ 5,992,243</u>            | <u>\$ 18,440</u>               | <u>\$ 5,086</u>                      | <u>\$ 14,229,042</u>               |

**CITY OF BRENTWOOD, MISSOURI  
 COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
 FUND BALANCES – NONMAJOR GOVERNMENTAL FUNDS (CONTINUED)  
 YEAR ENDED DECEMBER 31, 2020**

|   | Brentwood Bound -<br>Revenue Fund | Brentwood Eager<br>Road Redemption<br>Fund | Total Non Major<br>Governmental Funds |
|---|-----------------------------------|--|---------------------------------------|
| <b>REVENUE</b>  |                                   |  |                                       |
| Taxes   | \$ -                              | \$ -                                       | \$ 3,597,733                          |
| Charge for Service                                      | -                                 | -  | 2,494                                 |
| Intergovernmental                                       | -                                 | -  | 10,828                                |
| Assessments   | -                                 | -  | 143,278                               |
| Investment Income                                       | 1,955                             | 27   | 230,511                               |
| Miscellaneous   | -                                 | -  | 1,966                                 |
| Total Revenues  | <u>1,955</u>                      | <u>27</u>                                  | <u>-</u>                              |
| <b>EXPENDITURES</b>                                     |                                   |  |                                       |
| Current:  |                                   |  |                                       |
| Public Works  | -                                 | -  | 132,178                               |
| Library   | -                                 | -  | 1,927,415                             |
| Capital Outlay  | -                                 | -  | 1,852,056                             |
| Debt Service:   |                                   |  |                                       |
| Principal   | 740,000                           | 2,475,000                                  | 4,700,458                             |
| Interest and Fiscal Costs                               | <u>2,845,278</u>                  | <u>-</u>                                   | <u>3,274,535</u>                      |
| Total Expenditures                                      | <u>3,585,278</u>                  | <u>2,475,000</u>                           | <u>-</u>                              |
| <b>EXCESS OF REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (3,583,323)                       | (2,474,973)                                | -                                     |
| <b>OTHER FINANCING SOURCES (USES)</b>                   |                                   |  |                                       |
| Transfer In   | 3,068,981                         | 2,473,935                                  | 10,608,254                            |
| Transfer Out  | (7,934)                           | -  | (3,776,603)                           |
| Total Other Financing Sources (Uses)                    | <u>3,061,047</u>                  | <u>2,473,935</u>                           | <u>-</u>                              |
| <b>CHANGE IN FUND BALANCES</b>                          | (522,276)                         | (1,038)                                    | -                                     |
| Fund Balances - Beginning of Year                       | 540,716                           | 6,124                                      | 15,276,698                            |
| <b>FUND BALANCES - END OF YEAR</b>                      | <u>\$ 18,440</u>                  | <u>\$ 5,086</u>                            | <u>\$ 14,229,042</u>                  |

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