

**CITY OF TWIN OAKS,  
MISSOURI**



**ANNUAL COMPREHENSIVE  
FINANCIAL REPORT**

**FOR THE FISCAL YEAR ENDED  
DECEMBER 31, 2023**

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***CITY OF TWIN OAKS, MISSOURI***

***ANNUAL COMPREHENSIVE  
FINANCIAL REPORT  
YEAR ENDED DECEMBER 31, 2023***

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*Prepared By: City Clerk*

**CITY OF TWIN OAKS, MISSOURI**  
ANNUAL COMPREHENSIVE FINANCIAL REPORT

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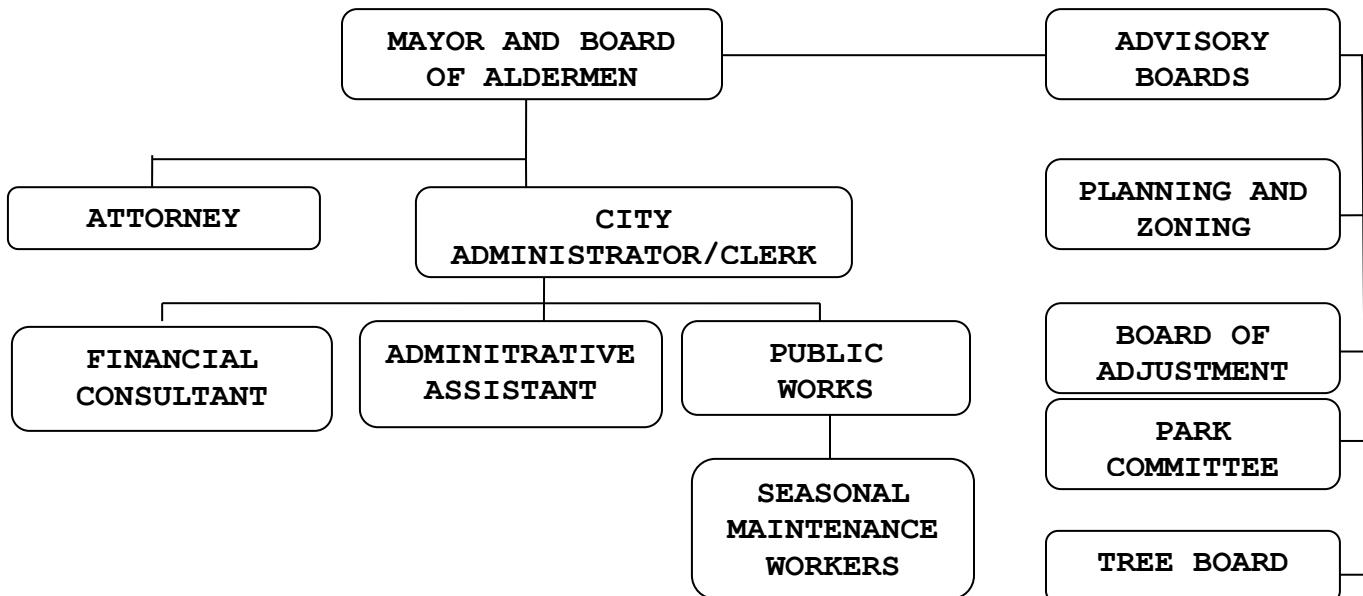
# INTRODUCTORY SECTION

***CITY OF TWIN OAKS, MISSOURI***  
**LIST OF PRINCIPAL OFFICERS**

DECEMBER 31, 2023

<b>Elected Officials</b>	<b>Term</b>
Russ Fortune Mayor	April 2023 – April 2025
Lisa Eisenhauer Alderwoman	April 2023 – April 2025
April Milne Alderwoman	April 2022 – April 2024
Tim Stoeckl Alderman	April 2022 – April 2024
Dennis Whitmore Alderman	April 2023 – April 2025

**CITY OF TWIN OAKS, MISSOURI**  
ORGANIZATIONAL CHART





May 10, 2023

The Honorable Mayor, Board of Aldermen,  
and Citizens of the City of Twin Oaks, Missouri

The Annual Comprehensive Financial Report (ACFR) of the City of Twin Oaks, Missouri (the City) for the fiscal year ending December 31, 2023, is hereby submitted. This report was prepared by the City Clerk/City Administrator and staff. Responsibility for the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City. The financial statements and supporting schedules have been prepared in accordance with U.S. generally accepted accounting principles (GAAP). To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is designed to fairly present the financial position and results of the various funds and operations of the City.

To provide a reasonable basis for making these representations, management of the City has established internal controls that are designed to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the financial statements in conformance with GAAP. Because the cost of internal controls should not outweigh their benefits, the internal controls have 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.

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

## **PROFILE OF THE GOVERNMENT**

The City was incorporated in 1938 to stop the neighboring communities from annexing the City. The City is a small, fast-growing community with a population of approximately 600, covering approximately 0.27 square miles. Prior to 2016 the City was a Village. During 2016, the residents voted to become a fourth-class city under Missouri Statutes.

In compliance with Missouri State Statutes, the duties of the City are vested in the Board of Aldermen and Mayor. Aldermen are elected at large and hold two year terms. Two Aldermen run in the even numbered years and two in the odd numbered years. The Mayor runs for a two-year term in odd numbered years.

The City is located in Southwest St. Louis County at the intersection of Highway 141 and County arterial Big Bend Road with easy access to I-44, I-270, and Highway 40 (I-64).

## **ECONOMIC CONDITION**

The City relies on retail sales tax collections from local businesses as its primary source of revenue electing not to assess taxes on personal, or residential real property. The commercial real property tax has been levied since 2012.

Housing sales within the City follow national trends and the City has seen a steady number of home sales throughout the community. In the last year, home values have increased and the City continues to be a desirable community in which to live due to our low taxes, superior services, and proximity to shopping and major highways.

## **MAJOR INITIATIVES**

For a number of years, the City relied on Big Bend Square Shopping Center for a majority of its revenue. Following the completion of Highway 141, the City has experienced a steady stream of commercial development. Walgreen's opened a new store in 2005, Commerce Bank opened in 2006, another bank, Regions Bank, opened in 2020, Schnucks opened a new store in January 2007, and Shop N' Save opened a new store in November 2007. While the Shop N' Save store closed in 2018, Aldi's, a discount grocer, opened at that location in September of 2022. Further, Westlake Ace Hardware opened in late 2023.

In 2019, the Big Bend Square Redevelopment project was completed. This mixed-use development included a facelift for all existing businesses within the shopping area as well as new buildings and additional retail establishments. The most substantial feature of the redevelopment is "The Village of Twin Oaks," which features 219 new apartments with all the amenities. As a result, the population of Twin Oaks increased by more than 50 percent. In addition, the development opened new restaurants in 2023.

## **LONG-TERM FINANCIAL PLANNING**

The voters have approved a half-cent capital improvement sales tax. These funds are used for major reconstruction projects and debt service obligations for a new government center. In addition, the funds from this sales tax are being reviewed for future street and infrastructure projects.

The voters also passed a half-cent sales tax for parks and stormwater. The City utilizes these funds for improvements and maintenance to its park and related services as well as stormwater mitigation projects.

In late 2021, the City entered discussions with its bank, the sole owner of its Certificates of Participation, regarding extension of the term of this debt. The transaction was closed effective April 1, 2022 with the term of the debt being extended five years to April 2032, thereby avoiding the need to make a balloon payment in April 2027, or re-negotiate the term of the debt at that time.

## **RELEVANT FINANCIAL POLICIES**

In 2023, the City continued its policy of not levying property taxes on residential and personal property.

## **INDEPENDENT AUDIT**

City ordinances require an annual audit by independent certified public accountants. The certified public accounting firm of Botz, Deal and Company, P.C. was selected by the Board of Aldermen to perform this year's audit. The auditor's report is included in this report.

## **AWARD**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded the Certificate of Achievement for Excellence in Finance Reporting to the City for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended December 31, 2021. This was the 15th year the City achieved this prestigious award. In order to be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized ACFR. Such ACFR must satisfy both GAAP and applicable legal requirements. They City did not submit the 2022 ACFR to GFOA.

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

The Certificate of Achievement is a prestigious national award, recognizing conformance with the highest standards for preparation of state and local government financial reports. The City will continue to work toward receiving this award as a commitment to the Board of Aldermen and the general public that we are committed to the highest standards in government financial reporting.

## **ACKNOWLEDGMENTS**

The preparation of the ACFR on a timely basis was made possible by the dedicated service and cooperation of the entire staff of the City. Each member has my 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, Botz, Deal and Company, P.C., 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,



Russ Fortune, Mayor

## FINANCIAL SECTION



## INDEPENDENT AUDITORS' REPORT

The Honorable Mayor and the Board of Aldermen  
**CITY OF TWIN OAKS, MISSOURI**

### *Opinions*

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Twin Oaks, Missouri, as of and for the year ended December 31, 2023 and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Twin Oaks, Missouri, as of December 31, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City of Twin Oaks, Missouri, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirement related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### *Responsibility of Management for the Financial Statements*

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

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

### ***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

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

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

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

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

### ***Supplemental Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the City of Twin Oaks, Missouri's financial statements. The other budgetary comparison schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

### ***Other Information***

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

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

*Botz, Deal & Company*  
St. Charles, Missouri

May 10, 2024

**CITY OF TWIN OAKS, MISSOURI  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2023**

The discussion and analysis of the City of Twin Oaks, Missouri's (the City) financial performance provides an overview and analysis of the City's financial activities for the fiscal year ended December 31, 2023. It should be read in conjunction with the accompanying basic financial statements.

## **FINANCIAL HIGHLIGHTS**

- On a government-wide basis, the assets and deferred outflows of the City of Twin Oaks exceeded its liabilities and deferred inflows for the most recent fiscal year by \$6,133,671. This is an increase of \$318,617 from current year activities. Of this amount, \$915,364 may be used to meet the City's ongoing obligations to citizens and creditors.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$2,062,377, an increase of \$205,080 from current year activities. The amount of unassigned fund balances available for future spending was \$842,627.
- At the close of the current fiscal year, the fund balance for the General Fund was \$850,627.
- Sales and use taxes provided over 83% of governmental fund revenues in 2023 totaling \$1,270,706.
- The City's total long-term liabilities decreased by a net \$96,597 during the current fiscal year, mostly as a result of annual principal payments on the certificates of participation.

## **REPORT LAYOUT**

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

## **Basic Financial Statements**

- The Statement of Net Position focuses on resources available for future operation. In simple terms, this statement presents a snap-shot view of the assets the City owns, the liabilities it owes, and the net difference. The net difference is further separated into amounts restricted for specific purposes and unrestricted amounts. Governmental activities reflect capital assets including infrastructure and long-term liabilities. Governmental activities are reported on the full accrual basis of accounting.
- The Statement of Activities focuses on gross and net costs of City programs and the extent to which such programs rely upon general tax and other revenues. This statement summarizes and simplifies the user's analysis to determine the extent to which programs are self-supporting and/or subsidized by

general revenues.

- Fund financial statements focus separately on major governmental funds. Governmental fund statements follow the more traditional presentation of financial statements. The City's major governmental funds are presented in their own column. Budgetary comparisons for the General Fund and major special revenue funds are presented as required supplementary information.
- The notes to the financial statements provide additional disclosures required by governmental accounting standards and provide information to assist the reader in understanding the City's financial condition.

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

## **THE CITY AS A WHOLE**

With its unique mix of retail enterprises with concentrations in essential product areas like grocery, pharmacy, hardware and healthcare, the City has been able to strongly rebound from the pandemic. Fiscal Year 2023 saw the City bring in approximately \$1,540,000 in total revenue, which was in line with Fiscal Year 2022. Fiscal Year 2022 eclipsed the City's previous record by a wide margin. This was largely thanks to robust growth in sales tax receipts, which increased by 20 percent from Fiscal Year 2021 to Fiscal Year 2022.

As the pandemic has shown, governments and business must always be prepared for revenue disruption and unexpected expenditures. Twin Oaks is dependent on sales taxes generated in a small geographic area. Over the last several years, the City has accumulated sufficient reserves to maintain a high level of services.

### **Government-wide Financial Analysis**

The City's net position was \$6,133,671 as of December 31, 2023. This analysis focuses on the net position (Table 1), changes in general revenues (Table 2), and significant expenses of the City's governmental activities.

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

**Table 1**

	2023	2022	Increase (Decrease)
Current and other assets	\$ 2,581,825	\$ 2,355,386	\$ 226,439
Net pension asset	57,672	64,991	(7,319)
Capital assets	<u>5,026,899</u>	<u>5,039,121</u>	(12,222)
Total assets	<u>7,666,396</u>	<u>7,459,498</u>	<u>206,898</u>
Total deferred outflows of resources	<u>10,654</u>	<u>9,697</u>	<u>957</u>
Current and other liabilities	160,874	148,761	12,113
Long-term liabilities	<u>1,033,019</u>	<u>1,129,616</u>	(96,597)
Total liabilities	<u>1,193,893</u>	<u>1,278,377</u>	(84,484)
Total deferred inflows of resources	<u>349,486</u>	<u>375,764</u>	(26,278)
Net position:			
Net investment in capital assets	4,006,557	3,919,667	86,890
Restricted	1,211,750	1,135,107	76,643
Unrestricted	<u>915,364</u>	<u>760,280</u>	155,084
Total net position	<u><u>\$ 6,133,671</u></u>	<u><u>\$ 5,815,054</u></u>	<u><u>\$ 318,617</u></u>

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

Governmental activities increased the City's net position by \$318,617. The key elements of this increase are as follows:

**Table 2**

	<u>2023</u>	<u>2022</u>	<u>Increase (Decrease)</u>
<b>Revenues:</b>			
Program revenues:			
Charges for service	\$ 122,154	\$ 104,463	\$ 17,691
Operating grants and contributions	52,641	83,947	(31,306)
General revenues:			
Taxes	1,317,095	1,300,024	17,071
Interest income	36,785	19,731	17,054
Miscellaneous	18,371	14,648	3,723
Total revenues	<u>1,547,046</u>	<u>1,522,813</u>	<u>24,233</u>
<b>Expenses:</b>			
General government	460,079	437,898	22,181
Sanitation and other health costs	60,969	44,820	16,149
Public safety	147,699	143,109	4,590
Streets	258,901	248,014	10,887
Parks	238,496	270,028	(31,532)
Stormwater	14,539	14,539	-
Sewer lateral	5,063	6,470	(1,407)
Interest and fiscal charges	42,683	46,805	(4,122)
Total expenses	<u>1,228,429</u>	<u>1,211,683</u>	<u>16,746</u>
Increase (decrease) in net position	318,617	311,130	7,487
Net position, beginning of year	5,815,054	5,503,924	311,130
Net position, end of year	<u>\$ 6,133,671</u>	<u>\$ 5,815,054</u>	<u>\$ 318,617</u>

Total 2023 revenues of \$1,547,046 shown in Table 2, compared with total revenues of \$1,522,813 in 2022 represents an increase in total revenues of \$24,233 or about 1.6%. Sales tax was basically flat in 2023 compared to 2022 and use tax, implemented in the fourth quarter of 2022, increased approximately \$31,000 in 2023 compared to 2022. The City also received approximately \$40,000 in ARPA funding during 2022 which accounts for the decrease in operating grants in 2023.

Total expenses increased by \$16,746 in 2023 compared to 2022. The decrease in Park expenses was due to the clearing of dead and invasive trees throughout the park in 2022. Most expenses increase due to inflation.

## **CAPITAL ASSET AND DEBT ADMINISTRATION**

### **Capital Assets**

At the end of the fiscal year 2023, the City had invested in a broad range of capital assets, including public works equipment, buildings, park facilities, and roads (See Table 3). This represents a net decrease (including additions and deductions) of \$12,222 or 1.7% from the prior fiscal year.

**Table 3**

	2023	2022	Increase (Decrease)
Land and construction in progress	\$ 1,476,017	\$ 1,335,330	\$ 140,687
Buildings	1,934,154	1,996,304	(62,150)
Building improvements	26,749	28,474	(1,725)
Improvements other than buildings	595,845	573,647	22,198
Machinery and equipment	65,868	75,671	(9,803)
Infrastructure	928,266	1,029,695	(101,429)
Total capital assets, net of depreciation	<u>\$ 5,026,899</u>	<u>\$ 5,039,121</u>	<u>\$ (12,222)</u>

The decrease is mainly a result of depreciation this fiscal year. More detailed information on the City's capital assets is presented in Note 5 of the financial statements.

## Debt

At year-end, the City had \$1,020,342 outstanding debt compared to \$1,119,454 at the end of the prior fiscal year.

**Table 4**

	2023	2022	Increase (Decrease)
Certificates of Participation	\$ 1,020,342	\$ 1,119,454	\$ (99,112)
Compensated absences	12,677	10,162	2,515
Total	<u>\$ 1,033,019</u>	<u>\$ 1,129,616</u>	<u>\$ (96,597)</u>

During the fiscal year, the City made principal payments totaling \$99,112 on the outstanding Certificates of Participation related to the construction of the new City Center. More detailed information on the City's long-term liabilities is presented in Note 6 of the financial statements.

## THE CITY'S FUNDS

### Governmental Funds

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

**Table 5**

	2023	2022	Increase (Decrease)
Taxes	\$ 1,300,242	\$ 1,299,644	\$ 598
Intergovernmental	48,254	83,947	(35,693)
Licenses and fees	108,930	96,303	12,627
Fines and court fees	2,481	-	2,481
Charges for service	6,050	3,400	2,650
Sewer lateral fees	4,693	4,760	(67)
Other revenue	14,176	14,648	(472)
Investment income	40,980	19,731	21,249
Total Governmental Revenues	<u>\$ 1,525,806</u>	<u>\$ 1,522,433</u>	<u>\$ 3,373</u>

Total 2023 revenue increased \$3,373. Sales tax was basically flat in 2023. The increase in sales tax from voters approving a new use tax in the fourth quarter of 2022 was offset by a decrease in sales tax caused by inconsistent reporting by a local sales tax collector, resulting in an extra month of sales tax in 2022 and one less month in 2023 from that retailer.

At the close of the City's fiscal year on December 31, 2023, the governmental funds of the City reported a combined fund balance of \$2,062,377. This is an increase in fund balance of \$205,080. The primary reason for the increase is the City continues to maintain spending at a level below the revenue it is currently collecting.

### **General Fund Budgetary Highlights**

For 2023, actual revenues in the General Fund were \$824,674 as compared to the amended budget amount of \$864,277. The budget was amended to account for an expected increase in sales tax and use tax.

For 2023, actual expenditures in the General Fund were \$610,537 compared to the amended budget amount of \$612,277.

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

The following is a synopsis of the 2024 budget:

- Over the last few years, the City has experienced significant public and private development. This includes completion of the City's government center as well as two significant mixed-use (commercial and residential) projects which doubled the City's population. These two developments were completed in late 2019. Together, they have increased the City's population by from approximately 392 to 605 residents.
- The 2024 budget projects revenues of \$1,636,300 and expenditures of \$1,708,563. Included in expenditures is \$568,771 for capital improvements. Total governmental fund balances at the end of 2024 are projected to total about \$2 million.
- Crescent Avenue is the primary focus of capital outlay in the form of road construction, sidewalks and stormwater improvements.
- The City's primary source of revenues (sales tax) is expected to remain strong with the opening in late 2023 of a new Ace Hardware store and a new restaurant, Carretas. The City remains somewhat immune to the continued national and local trend to on-line retail shopping with its mix of grocery, hardware, pharmacy and restaurants as main generators of taxes.

- The City concurs with national assessments that while there are significant economic headwinds, primarily in the form of continued high inflation, the economy will continue to grow at a moderate pace in 2024.

### **Debt service**

As of December 31, 2023, the total assessed valuation for the City of Twin Oaks was approximately \$25,700,000. Under State Law, the City is authorized to incur general obligation bond debt totaling no more than ten percent (10%) of the City's assessed valuation, or about \$2,570,000, or twenty percent (20%) for infrastructure related projects. The City's outstanding Certificates of Participation are not considered general obligation bonded debt.

The City's budgeted annual debt service is about \$143,000. This amount is the sum of principal and interest for its Certificates of Participation. Originally, this amount was due in Fiscal Years 2021 through 2026 with the outstanding principal balance of about \$700,000 due in its entirety in April 2027.

In 2022, the term of the debt was extended five years to April 2032, thereby avoiding the need to make a balloon payment in April 2027, or re-negotiate the term of the debt at that time.

### **CONTACTING THE CITY'S FINANCIAL MANAGEMENT**

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

If you have questions about this report or need additional financial information, please contact the City office at 1381 Big Bend Road, Twin Oaks, Missouri 63021, or telephone 636-225-7873.

**CITY OF TWIN OAKS, MISSOURI**

STATEMENT OF NET POSITION

DECEMBER 31, 2023

	Governmental Activities
<b>ASSETS</b>	
Cash and investments	\$ 1,974,875
Restricted cash and investments	136
Taxes receivable	237,468
Accounts receivable - other	75
Prepaid expenses	8,000
Accrued interest	88
Lease receivable	361,183
Net pension asset	57,672
Capital assets:	
Nondepreciable	1,476,017
Depreciable, net of accumulated depreciation	3,550,882
<b>TOTAL ASSETS</b>	<b>7,666,396</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred outflow related to pension	<b>10,654</b>
<b>LIABILITIES</b>	
Accounts payable	131,593
Accrued expenses	9,626
Deposits	7,310
Unearned revenue	2,142
Interest payable	10,203
Noncurrent liabilities:	
Due in one year	109,342
Due in more than one year	923,677
<b>TOTAL LIABILITIES</b>	<b>1,193,893</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred inflow related to pension	3,221
Lease related	346,265
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>349,486</b>
<b>NET POSITION</b>	
Net investment in capital assets	4,006,557
Restricted:	
Capital projects	774,120
Parks and storm water projects	389,158
Sewer lateral repairs	47,843
Road projects	629
Unrestricted	915,364
<b>TOTAL NET POSITION</b>	<b>\$ 6,133,671</b>

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

**CITY OF TWIN OAKS, MISSOURI**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2023**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenue</b>			<b>Net (Expense) Revenue and Change in Net Position</b>	
		<b>Charges for Service</b>	<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>	<b>Governmental Activities</b>	
<b>Governmental Activities</b>						
General government	\$ 460,079	\$ 111,930	\$ 385	\$ -	\$ (347,764)	
Sanitation and other health costs	60,969	-	-	-	(60,969)	
Public safety	147,699	2,481	-	-	(145,218)	
Streets	258,901	-	52,256	-	(206,645)	
Parks	238,496	3,050	-	-	(235,446)	
Stormwater	14,539	-	-	-	(14,539)	
Sewer lateral	5,063	4,693	-	-	(370)	
Interest and fiscal charges	42,683	-	-	-	(42,683)	
<b>TOTAL GOVERNMENTAL ACTIVITIES</b>	<b>\$ 1,228,429</b>	<b>\$ 122,154</b>	<b>\$ 52,641</b>	<b>\$ -</b>	<b>(1,053,634)</b>	
General revenues:						
Taxes:						
Property					37,972	
Sales					1,270,706	
Other					8,417	
Investment income					36,785	
Other miscellaneous revenue					18,371	
<b>TOTAL GENERAL REVENUES</b>					<b>1,372,251</b>	
<b>CHANGE IN NET POSITION</b>					<b>318,617</b>	
<b>NET POSITION BEGINNING OF YEAR:</b>					<b>5,815,054</b>	
<b>NET POSITION - END OF YEAR</b>					<b>\$ 6,133,671</b>	

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

**CITY OF TWIN OAKS, MISSOURI**  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**DECEMBER 31, 2023**

	CAPITAL		PARKS AND STORM WATER		NONMAJOR		<b>TOTAL</b>
	GENERAL	IMPROVEMENTS	ROAD	SEWER LATERAL			
<b>ASSETS</b>							
Cash and investments	\$ 844,360	\$ 735,916	\$ 345,674	272	\$ 48,653	\$ 1,974,875	
Restricted cash and investments	-	136	-	-	-	-	136
Taxes receivable	142,971	38,068	44,784	10,355	1,290	237,468	
Other receivables	75	-	-	-	-	-	75
Lease receivable	361,183	-	-	-	-	361,183	
Due from other funds	4,864	-	-	-	-	4,864	
Other assets	88	-	-	-	-	88	
Prepaid items	8,000	-	-	-	-	8,000	
<b>TOTAL ASSETS</b>	<b>\$ 1,361,541</b>	<b>\$ 774,120</b>	<b>\$ 390,458</b>	<b>\$ 10,627</b>	<b>\$ 49,943</b>	<b>\$ 2,586,689</b>	
<b>LIABILITIES</b>							
Accounts payable	\$ 128,746	\$ -	\$ -	\$ 747	\$ 2,100	\$ 131,593	
Accrued expenses	9,626	-	-	-	-	9,626	
Deposits	6,010	-	1,300	-	-	7,310	
Unearned revenue	2,142	-	-	-	-	2,142	
Due to other funds	-	-	-	4,864	-	4,864	
<b>TOTAL LIABILITIES</b>	<b>146,524</b>	<b>-</b>	<b>1,300</b>	<b>5,611</b>	<b>2,100</b>	<b>155,535</b>	
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Unavailable revenue - property taxes	18,125	-	-	4,387	-	22,512	
Lease related	346,265	-	-	-	-	346,265	
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>364,390</b>	<b>-</b>	<b>-</b>	<b>4,387</b>	<b>-</b>	<b>368,777</b>	
<b>FUND BALANCE</b>							
Fund Balances:							
Non-spendable	8,000	-	-	-	-	8,000	
Restricted:							
Parks and Stormwater projects	-	-	389,158	-	-	389,158	
Sewer lateral repairs	-	-	-	-	47,843	47,843	
Capital projects	-	774,120	-	-	-	774,120	
Road projects	-	-	-	629	-	629	
Unassigned	842,627	-	-	-	-	842,627	
<b>TOTAL FUND BALANCE</b>	<b>850,627</b>	<b>774,120</b>	<b>389,158</b>	<b>629</b>	<b>47,843</b>	<b>2,062,377</b>	
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE</b>	<b>\$ 1,361,541</b>	<b>\$ 774,120</b>	<b>\$ 390,458</b>	<b>\$ 10,627</b>	<b>\$ 49,943</b>	<b>\$ 2,586,689</b>	

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

**CITY OF TWIN OAKS, MISSOURI**  
 RECONCILIATION OF THE STATEMENT OF NET POSITION  
 OF GOVERNMENTAL FUNDS TO THE BALANCE SHEET  
 AS OF DECEMBER 31, 2023

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

Total fund balance per balance sheet	\$ 2,062,377
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.	5,026,899
The net pension assets reported in governmental activities does not provide current financial resource and, therefore, is not reported in the funds.	57,672
Certain deferred outflows and inflows of resources represent a consumption or acquisition of net position in a future period and, therefore, are not reported in the funds:	
Deferred outflow of resources - related to pension	10,654
Deferred inflow of resources - related to pension	(3,221)
Receivables not collected in the current period are not available to pay current expenditures and, therefore, are deferred in the funds.	22,512
Accrued interest payable recorded in the statement of net position does not require the use of current financial resources and, therefore, is not reported as an expenditure in the governmental funds.	(10,203)
Long-term liabilities, including certificates of participation and accrued compensated absences, are not due and payable in the current period and, therefore, are not reported in the funds.	<u>(1,033,019)</u>
Net position of governmental activities	<u><u>\$ 6,133,671</u></u>

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

**CITY OF TWIN OAKS, MISSOURI**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2023**

	GENERAL	CAPITAL IMPROVEMENTS	PARKS AND STORM WATER		ROAD	NONMAJOR SEWER LATERAL	TOTAL
			WATER	ROAD			
<b>REVENUES</b>							
Taxes	\$ 650,205	\$ 298,655	\$ 351,382	\$ -	\$ -	\$ -	\$ 1,300,242
Intergovernmental	9,622	-	-	38,632	-	-	48,254
Licenses and fees	108,930	-	-	-	-	-	108,930
Fines and court costs	2,481	-	-	-	-	-	2,481
Charges for services	3,000	-	3,050	-	-	-	6,050
Sewer lateral fees	-	-	-	-	-	4,693	4,693
Other revenue	14,056	-	120	-	-	-	14,176
Investment income - interest	36,380	4,195	-	-	-	405	40,980
<b>TOTAL REVENUES</b>	<b>824,674</b>	<b>302,850</b>	<b>354,552</b>	<b>38,632</b>	<b>5,098</b>	<b>5,098</b>	<b>1,525,806</b>
<b>EXPENDITURES</b>							
Current:							
General government	402,811	-	-	-	-	-	402,811
Sanitation and other health costs	60,969	-	-	-	-	-	60,969
Public safety	146,757	-	-	-	-	-	146,757
Streets	-	-	-	135,519	-	-	135,519
Parks	-	-	156,208	-	-	5,063	161,271
Sewer lateral program	-	-	-	-	-	-	-
Capital outlay	-	-	135,279	135,334	-	-	270,613
Debt service:							
Principal, interest and fiscal charges	-	142,786	-	-	-	-	142,786
<b>TOTAL EXPENDITURES</b>	<b>610,537</b>	<b>142,786</b>	<b>291,487</b>	<b>270,853</b>	<b>5,063</b>	<b>5,063</b>	<b>1,320,726</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>214,137</b>	<b>160,064</b>	<b>63,065</b>	<b>(232,221)</b>	<b>35</b>	<b>205,080</b>	
<b>OTHER FINANCING SOURCES (USES)</b>							
Transfers in (out)	(85,700)	(86,394)	(57,200)	229,294	-	-	-
<b>CHANGE IN FUND BALANCES</b>	<b>128,437</b>	<b>73,670</b>	<b>5,865</b>	<b>(2,927)</b>	<b>35</b>	<b>205,080</b>	
<b>FUND BALANCES - BEGINNING OF YEAR</b>	<b>722,190</b>	<b>700,450</b>	<b>383,293</b>	<b>3,556</b>	<b>47,808</b>	<b>1,857,297</b>	
<b>FUND BALANCES - END OF YEAR</b>	<b>\$ 850,627</b>	<b>\$ 774,120</b>	<b>\$ 389,158</b>	<b>\$ 629</b>	<b>\$ 47,843</b>	<b>\$ 2,062,377</b>	

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

**CITY OF TWIN OAKS, MISSOURI**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL**  
**FUNDS TO THE STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2023**

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

Change in fund balance-total governmental funds	\$ 205,080
Revenues that do not provide current financial resources are not included in the fund financial statements.	21,240
The acquisition of capital assets requires the use of current financial resources but has no effect on net position.	235,833
The cost of capital assets is allocated over their estimated useful lives and are reported as depreciation expense in the statement of activities.	(248,055)
Interest is reported as an expenditure when due in the governmental funds but is accrued in the statement of activities.	991
Expenses related to providing pension benefits are reported using a different measurement focus in the statement of activities compared to the the governmental fund statements. Therefore, expenditures in the governmental fund were different from the expense reported in the statement of activities.	6,931
The costs of providing employee benefits in future periods are recognized as a expense in the statement of activities when the benefit is earned, however it is not recognized as an expenditure until paid in the funds.	(2,515)
Repayment of long-term debt principal is an expenditure in the governmental funds but the repayment reduces long-term liabilities in the statement of net position.	99,112
Changes in net position	\$ 318,617

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

**CITY OF TWIN OAKS, MISSOURI**  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. REPORTING ENTITY**

The Village of Twin Oaks, Missouri was incorporated May 17, 1938. Voters approved transitioning to 4<sup>th</sup> Class City status in November 2016. The City of Twin Oaks, Missouri (the City) is a municipality governed by an elected four member board of aldermen and a mayor. The City applies the criteria set forth by GASB, to determine which governmental organizations should be included in the reporting entity. The inclusion or exclusion of component units is based on the elected officials' accountability to their constituents. The financial reporting entity follows the same accountability. In addition, the financial statements of the reporting entity should allow the user to distinguish between the primary government (including its blended component units, which are, in substance, part of the primary government) and discretely presented component units. Criteria for inclusion of an entity into the primary governmental unit (in blended or discrete presentation) includes, but is not limited to, legal standing, fiscal dependency, imposition of will and the primary recipient of services. The City presently has no component units included within its reporting entity.

**B. BASIC FINANCIAL STATEMENTS**

Basic financial statements consist of the following:

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

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

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

Separate fund based financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements. GASB No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues or expenditures/expenses of either fund category for the governmental and enterprise combined) for the determination of major funds. The nonmajor funds are combined, if applicable, in a column in the fund financial statements.

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

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

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

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

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

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

The City reports the following major governmental funds:

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

**The Capital Improvements Fund** - The City uses this fund to account for sales tax revenue designated for the acquisition or construction of major capital facilities and improvements. It is mainly funded by a dedicated ½-cent capital improvements sales tax.

**The Parks and Storm Water Fund** - The City uses this special revenue fund to account for financial resources designated for parks and stormwater detention improvements. It is mainly funded by a dedicated ½-cent parks/stormwater sales tax.

**Road Fund** - The City uses this special revenue fund to account for financial resources designated for construction of major road improvements as well as road maintenance. It is funded by dedicated sales and property tax.

The other governmental fund of the City is considered nonmajor. It is a special revenue fund which accounts for specific revenue sources that are legally restricted to expenditures for specific purposes.

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

D. **NET POSITION AND FUND BALANCE**

The City's net position is reported in three categories: net investment in capital assets, restricted, and unrestricted. Net investment in capital assets represents capital assets less accumulated depreciation less outstanding principal on related debt. Net investment in capital assets does not include the unspent proceeds of capital debt. Restricted net position represents net position restricted by parties outside of the City (such as creditors, grantors, contributors, laws and regulations of other governments). All other net position is considered unrestricted. It is the City's policy to use restricted funds before unrestricted funds.

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

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

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

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

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

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

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

E. **PREPAID ITEMS**

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

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

F. **CAPITAL ASSETS**

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

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

Major Group	Life
Buildings and improvements	15 - 40 years
Improvements other than buildings	15 - 20 years
Machinery and equipment	3 - 10 years
Furniture and fixtures	7 - 20 years
Infrastructure	20 - 30 years

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

G. **ESTIMATES**

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

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

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

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

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

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

**Pension** - Deferred outflows and inflows of resources are reported in the government-wide statement of net position related to the pension plan. Deferred outflows represent the deferral of the City's employer contributions subsequent to the net pension liability measurement date of June 30, 2023, as well as the difference between expected and actual plan experience. A deferred inflow of resources is reported for the difference between expected and actual plan experience and the net difference between projected and actual earnings on pension plan investments.

I. **COMPENSATED ABSENCES**

City employees earn vacation at varying rates based upon their length of service. Permanent full-time and part-time employees who are separated from service are compensated for vacation accrued up to the date of separation. All vacation pay is accrued when earned in the government-wide financial statements.

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

J. **PENSIONS**

For purposes of measuring the net pension asset, 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. Pension liabilities are generally liquidated by the General Fund.

K. **LEASES - LESSOR**

The City is a lessor in a noncancellable lease of land on which a cellular tower is constructed. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

## K. LEASES – LESSOR - continued

The City initially measures the lease receivable at the present value of payments expected to be received during the lease term on January 1, 2022 as allowed by GASB No. 87. Subsequently, the lease receivable is reduced by the principal portion of the lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases. This rate is reduced if the incremental borrowing rate is more than the implied rate in the lease.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payment payments from the lease.

The City monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amounts of the lease receivable.

## 2. BUDGETARY DATA

The Board of Alderman adopts an annual budget which covers all funds. The budget includes proposed expenditures and means of financing and is approved at the conclusion of numerous proceedings with input from citizens and City personnel. All amendments to the budget are approved by the Board of Alderman. Legal budget control is maintained at the fund level. The budget is maintained on a basis consistent with generally accepted accounting principles.

## 3. CASH AND INVESTMENTS

**Cash** - The City maintains a cash and investment pool that is available for use by all funds. Each fund's portion of this pool is shown on the balance sheet as cash and investments.

The City's bank deposits are required by state law to be collateralized by the deposit of certain securities in an amount at least equal to the uninsured deposits with the financial institution. The value of the securities must amount to the total of the City's cash not insured by the Federal Deposit Insurance Corporations. As of December 31, 2023, the City's bank deposits totaled \$2,041,484. The bank balances were covered by federal depository insurance and the remainder was covered by collateral pledged in the name of the City and held by the pledging bank's trust department or agent.

**Restricted Cash and Investments** - Cash and investments are restricted for debt service reserves as of December 31, 2023.

**Investments** - Statutes authorize the City to invest in obligations of the U.S. Treasury, agencies, and instrumentalities, certain commercial paper, and certificates of deposit if the depository selected has deposited securities under the provisions of Sections 110.010 and 110.020, RSMo.

### 3. **CASH AND INVESTMENTS** - continued

Custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be returned or the City will not be able to recover collateral securities in the possession of an outside party. The City places no limit on the amount that it may invest in any one issuer. The City is only invested in a Money Market Fund.

Interest rate risk for an investment is the risk that the fair value of securities will fall due to changes in general interest rates. The City does not currently have investments subject to interest rate risk.

### 4. **PROPERTY TAX**

The City's property tax is levied in September each year on the assessed value listed as of the previous January 1 for all real and personal property located in the City. The assessed value of commercial real estate at January 1, 2023, upon which the 2023 levy was based, amounted to \$8,714,430. The tax rates per \$100 of assessed value is \$.4610 for commercial property. The total assessed value of all property within the City was \$25,633,782.

Property taxes attach as an enforceable lien on property as of January 1. Taxes levied in September or October are due and payable prior to December 31. All unpaid taxes become delinquent after December 31. Property tax levied for 2023 and prior years which remain uncollected at December 31, 2023 are recorded as receivables.

### 5. **LEASE RECEIVABLE**

The City signed a lease in 1997 to lease land for a cellular tower for five years, with the option to renew for five additional five year renewal periods, granted to the leasee. In 2011, the lease was extended for three additional five year renewal periods through November 2042. Monthly payments increase 20% each renewal term. The City recognized \$7,919 in lease revenue and \$12,985 in interest revenue during the current fiscal year related to this lease. As of December 31, 2023, the City's receivable for lease payments was \$361,183. The deferred inflow of resources associated with this lease as of December 31, 2023, was \$346,265. Future minimum lease payments as of the years ending December 31 are as follows:

	Future Minimum Lease Payments
2024	\$ 20,904
2025	20,904
2026	20,904
2027	20,904
2028	25,080
2029-2033	130,416
2034-2038	156,504
2039-2042	144,480
Total payment	<u>540,096</u>
Portion representing interest	<u>(178,913)</u>
Lease receivable	<u><u>\$ 361,183</u></u>

## 5. CAPITAL ASSETS

Capital asset activity for the primary government for the year ended December 31, 2023 is as follows:

	Balance, Beginning Of Year	Additions	Deductions	Balance, End Of Year
Governmental activities:				
Capital assets, not being depreciated				
Land	\$ 1,295,701	\$ -	\$ -	\$ 1,295,701
Construction in progress	<u>39,629</u>	<u>140,687</u>	<u>-</u>	<u>180,316</u>
Total capital assets, not being depreciated	<u>1,335,330</u>	<u>140,687</u>	<u>-</u>	<u>1,476,017</u>
Capital assets, being depreciated:				
Buildings	2,353,824	-	-	2,353,824
Building improvements	71,030	-	-	71,030
Improvements other than buildings	1,538,115	95,146	-	1,633,261
Machinery and equipment	120,119	-	-	120,119
Furniture and fixtures	44,271	-	-	44,271
Infrastructure	<u>2,122,261</u>	<u>-</u>	<u>-</u>	<u>2,122,261</u>
Total capital assets, being depreciated	<u>6,249,620</u>	<u>95,146</u>	<u>-</u>	<u>6,344,766</u>
Less accumulated depreciation for:				
Buildings	(357,520)	(62,150)	-	(419,670)
Building improvements	(42,556)	(1,725)	-	(44,281)
Improvements other than buildings	(964,468)	(72,948)	-	(1,037,416)
Machinery and equipment	(70,038)	(7,618)	-	(77,656)
Furniture and fixtures	(18,681)	(2,185)	-	(20,866)
Infrastructure	<u>(1,092,566)</u>	<u>(101,429)</u>	<u>-</u>	<u>(1,193,995)</u>
Total accumulated depreciation	<u>(2,545,829)</u>	<u>(248,055)</u>	<u>-</u>	<u>(2,793,884)</u>
Total capital assets, being depreciated, net	<u>3,703,791</u>	<u>(152,909)</u>	<u>-</u>	<u>3,550,882</u>
Total governmental activities	<u>\$ 5,039,121</u>	<u>\$ (12,222)</u>	<u>\$ -</u>	<u>\$ 5,026,899</u>

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

Governmental activities:	
General government	\$ 59,917
Police	942
Parks	83,003
Stormwater	14,539
Streets	<u>89,654</u>
Total depreciation expense	<u>\$ 248,055</u>

## 6. LONG-TERM DEBT

### CERTIFICATES OF PARTICIPATION

On April 7, 2017, the City issued Certificates of Participation, Series 2017 in the amount of \$1,600,000 to provide funds to be used to acquire, construct, furnish, and equip a new municipal complex in the City. On April 1, 2022, a supplement to the base lease extended the maturity date to April 1, 2032. The Certificate of Participation has an interest rate of 4.0%. At December 31, 2023 the outstanding balance on the certificates of participation was \$1,020,342.

In connection with the Certificates of Participation, the City leases the building from U.S. Bank National Association, as Trustee, under a base lease and entered into an annually renewable lease purchase agreement to lease the building back from U.S. Bank National Association. The lease terms are renewable annually at the option of the City with the final renewal term April 1, 2032. Total capital assets acquired under this lease amounted to \$2,062,982 with accumulated depreciation totaling \$300,852.

Future maturities are as follows:

For the Year ending December 31		Principal	Interest	Total
2024	\$ 103,004	\$ 39,797	\$ 142,801	
2025	107,165	35,636	142,801	
2026	111,494	31,307	142,801	
2027	115,998	26,803	142,801	
2028	120,685	22,116	142,801	
2029	125,560	17,241	142,801	
2030	130,633	12,168	142,801	
2031	135,911	6,890	142,801	
2032	<u>69,892</u>	<u>1,400</u>	<u>71,292</u>	
	<u>\$ 1,020,342</u>	<u>\$ 193,358</u>	<u>\$ 1,213,700</u>	

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

	Beginning Of Year	Additions	Reductions	End Of Year	Amounts Due in One Year
Certificates of Participation	\$ 1,119,454	\$ -	\$ (99,112)	\$ 1,020,342	\$ 103,004
Compensated absences	<u>10,162</u>	<u>14,575</u>	<u>(12,060)</u>	<u>12,677</u>	<u>6,339</u>
	<u>\$ 1,129,616</u>	<u>\$ 14,575</u>	<u>\$ (111,172)</u>	<u>\$ 1,033,019</u>	<u>\$ 109,343</u>

Funds to pay accrued compensated absences are expected to be provided by the General Fund. The certificates of participation are expected to be serviced by the Capital Improvements Fund.

## 7. **INTERFUND TRANSACTIONS**

All revenue and expenditures are recorded through the General Fund cash receipts and disbursements records. This method results in the necessity of maintaining interfund accounts receivable and payable to provide fund accountability. As of December 31, 2023, the Road Fund owes the General Fund for general administrative expenses. The interfund balances at December 31, 2023 are as follows:

	<u>DUE FROM</u>		<u>DUE TO</u>
Major Governmental Funds:			
General Fund	\$ -	\$ 4,864	
Road Fund	4,864		-

Interfund transfers are used to move resources from a fund budgeted to collect the revenue to the fund through which the resources are to be expended; to provide additional resources for debt service; and to provide funding for certain capital improvement projects. Such transfers are reported as other financing sources and uses. The following transfers were made during the fiscal year ending December 31, 2023:

	<u>TRANSFER IN</u>	<u>TRANSFER OUT</u>
Major Governmental Funds:		
Road Fund	\$ 229,294	\$ -
General Fund	-	85,700
Parks and Stormwater Fund	-	57,200
Capital Improvement Fund	-	86,394
	<u>\$ 229,294</u>	<u>\$ 229,924</u>

## 8. **PENSION PLAN**

### **Plan Description**

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

8. **PENSION PLAN** - continued

**Benefits Provided**

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

Benefit Program	1.50% for life
Final Average Salary	3 years
Member Contribution Rate	4%

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, 2023, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	4
Inactive employees entitled to but not yet receiving benefits	3
Active employees	4
<b>TOTAL</b>	<b>11</b>

**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 contribute 4% of the gross pay to their pension plan. Employer contribution rates were 8.0% (General) of annual covered payroll.

**Net Pension Liability (Asset)** - The employer's net pension liability (asset) was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of February 28, 2023.

**Actuarial assumptions** - The total pension liability in the February 28, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

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

8. **PENSION PLAN** - continued

The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of PubS-2010 Employee Mortality Table for males and females of Police, Fire, and Public Safety groups.

Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

The actuarial assumptions used in the February 28, 2023 valuation were based on the results of an actuarial experience study for the period March 1, 2015 through February 25, 2020.

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

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Equity	39.0%	4.16%
Alpha	15.0	3.67
Real Assets	31.0	2.09
Fixed Income	28.0	1.05
Strategic Assets	8.0	5.25
Cash/Leverage	(25.0)	(0.29)

**Discount rate** - The discount rate used to measure the total pension liability is 7.00%. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

8. **PENSION PLAN** - continued

**Changes in the Net Pension Liability (Asset)**

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balance as of December 31, 2021	\$ 470,320	\$ 535,311	\$ (64,991)
Changes for the year:			
Service costs	17,386	-	17,386
Interest	32,494	-	32,494
Difference between expected and actual experience	(6,497)	-	(6,497)
Change in assumptions	-	-	-
Contributions - employer	-	16,035	(16,035)
Contributions - employee	-	7,558	(7,558)
Net investment income	-	21,280	(21,280)
Benefit payments	(29,840)	(29,840)	-
Administrative expense	-	(1,675)	1,675
Other (net transfers)	-	(7,134)	7,134
Net changes	13,543	6,224	7,319
Balance as of December 31, 2022	<u>\$ 483,863</u>	<u>\$ 541,535</u>	<u>\$ (57,672)</u>

**Sensitivity of the net pension liability (asset) to changes in the discount rate** - The following presents the Net Pension Liability (Asset) of the employer, calculated using the discount rate of 7.0%, as well as what the employer's Net Pension Liability (Asset) would be using a discount rate that is one percentage point lower (6.0%) or one percentage point higher (8.0%) than the current rate.

	1% Decrease	Current Discount Rate	1% Increase
Net pension liability (asset)	\$ 4,175	\$ (57,672)	\$ (109,306)

8. **PENSION PLAN** - continued

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

For the year ended June 30, 2023 the employer recognized pension expense of \$8,894. The employer reported deferred outflows and inflows of resources related to the pension from the following sources:

	Deferred Outflow of Resources	Deferred Inflow of Resources
Difference between expected and actual experience	\$ 413	\$ 3,221
Net difference between projected and actual		
earnings on pension plan investments	2,293	-
Employer contributions subsequent to the		
measurement date	7,948	-
Total	<u><u>\$ 10,654</u></u>	<u><u>\$ 3,221</u></u>

The amount reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will be recognized as a reduction in the Net Pension Liability (Asset) in the next fiscal year.

The other amounts reported as deferred outflows and inflows of resources related to the pension will be recognized in pension expense as follows:

<u>Year ended December 31</u>	
2024	\$ 1,786
2025	(7,863)
2026	10,376
2027	3,134

9. **COMMITMENTS AND CONTINGENCIES**

The City contracts with the St. Louis County Police Department to provide public safety related services. Payments for services for the year ended December 31, 2023 amount to \$146,757. This amount can be adjusted when both parties agree that special circumstances arise which require additional related costs.

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

## **10. 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 maintains commercial insurance coverage covering each of those risks of loss. Management believes such coverage is sufficient to preclude any significant uninsured losses to the City. Claims have not exceeded coverage in the last three years. The City also maintains insurance coverage for loss of tax revenue that results from businesses within the City suspending operations due to direct physical loss or damage. Recoveries are limited to a deductible of \$1,000 per event, as well as to losses of certain larger stores. Losses are capped in the aggregate at \$925,000.

## **11. SUBSEQUENT EVENT**

Management has evaluated subsequent events through the date of the audit report which is the date the financial statements were available to be issued.

## REQUIRED SUPPLEMENTARY INFORMATION

**CITY OF TWIN OAKS, MISSOURI**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**BUDGETARY COMPARISON SCHEDULE**  
**GENERAL FUND**  
**FOR THE YEAR ENDED DECEMBER 31, 2023**

	BUDGET			VARIANCE WITH FINAL BUDGET
	ORIGINAL	FINAL	ACTUAL	POSITIVE (NEGATIVE)
<b>REVENUES</b>				
Taxes	\$ 625,700	\$ 695,094	\$ 650,205	\$ (44,889)
Intergovernmental	14,700	15,555	9,622	(5,933)
Fines and court costs	-	-	2,481	2,481
Charges for service	-	-	3,000	3,000
Licenses and fees	119,800	121,829	108,930	(12,899)
Other revenue	800	2,470	14,056	11,586
Investment income - interest	900	29,329	36,380	7,051
<b>TOTAL REVENUES</b>	<u>761,900</u>	<u>864,277</u>	<u>824,674</u>	<u>(39,603)</u>
<b>EXPENDITURES</b>				
Current:				
General government	416,700	403,418	402,811	607
Sanitation	51,000	61,249	60,969	280
Public safety	148,200	147,610	146,757	853
<b>TOTAL EXPENDITURES</b>	<u>615,900</u>	<u>612,277</u>	<u>610,537</u>	<u>1,740</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>146,000</u>	<u>252,000</u>	<u>214,137</u>	<u>(37,863)</u>
<b>OTHER FINANCING SOURCES</b>				
Transfers in (out)	<u>(85,700)</u>	<u>(85,700)</u>	<u>(85,700)</u>	<u>-</u>
<b>CHANGE IN FUND BALANCE</b>	<u>60,300</u>	<u>166,300</u>	<u>128,437</u>	<u>\$ (37,863)</u>
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>722,190</u>	<u>722,190</u>	<u>722,190</u>	
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 782,490</u>	<u>\$ 888,490</u>	<u>\$ 850,627</u>	

**CITY OF TWIN OAKS, MISSOURI**  
 REQUIRED SUPPLEMENTARY INFORMATION  
 BUDGETARY COMPARISON SCHEDULE  
 ROAD FUND  
 FOR THE YEAR ENDED DECEMBER 31, 2023

	BUDGET			VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL	ACTUAL	
<b>REVENUES</b>				
Intergovernmental	\$ 26,400	\$ 43,000	\$ 38,632	\$ (4,368)
<b>EXPENDITURES</b>				
Current:				
Streets	372,000	151,109	135,519	15,590
Capital outlay	460,600	136,300	135,334	966
TOTAL EXPENDITURES	<u>832,600</u>	<u>287,409</u>	<u>270,853</u>	<u>16,556</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(806,200)	(244,409)	(232,221)	(20,924)
<b>OTHER FINANCING SOURCES</b>				
Transfers in (out)	<u>245,000</u>	<u>245,000</u>	<u>229,294</u>	<u>(15,706)</u>
<b>CHANGE IN FUND BALANCE</b>	(561,200)	591	(2,927)	\$ (3,518)
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>3,556</u>	<u>3,556</u>	<u>3,556</u>	
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ (557,644)</u></u>	<u><u>\$ 4,147</u></u>	<u><u>\$ 629</u></u>	

**CITY OF TWIN OAKS, MISSOURI**  
 REQUIRED SUPPLEMENTARY INFORMATION  
 BUDGETARY COMPARISON SCHEDULE  
 PARKS AND STORM WATER FUND  
 FOR THE YEAR ENDED DECEMBER 31, 2023

	BUDGET			VARIANCE WITH FINAL BUDGET
	ORIGINAL	FINAL	ACTUAL	POSITIVE (NEGATIVE)
<b>REVENUES</b>				
Taxes	\$ 332,900	\$ 361,000	\$ 351,382	\$ (9,618)
Investment income	800	1,040	-	(1,040)
Other revenue	3,300	3,160	3,170	10
<b>TOTAL REVENUES</b>	<b>337,000</b>	<b>365,200</b>	<b>354,552</b>	<b>(10,648)</b>
<b>EXPENDITURES</b>				
Current:				
Parks	174,800	162,650	156,208	6,442
Capital outlay	90,500	173,188	135,279	37,909
<b>TOTAL EXPENDITURES</b>	<b>265,300</b>	<b>335,838</b>	<b>291,487</b>	<b>44,351</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>71,700</b>	<b>29,362</b>	<b>63,065</b>	<b>33,703</b>
<b>OTHER FINANCING USES</b>				
Transfers in (out)	(57,200)	(57,200)	(57,200)	-
<b>CHANGE IN FUND BALANCE</b>	<b>14,500</b>	<b>(27,838)</b>	<b>5,865</b>	<b>\$ 33,703</b>
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<b>383,293</b>	<b>383,293</b>	<b>383,293</b>	
<b>FUND BALANCE - END OF YEAR</b>	<b>\$ 397,793</b>	<b>\$ 355,455</b>	<b>\$ 389,158</b>	

***CITY OF TWIN OAKS, MISSOURI***  
REQUIRED SUPPLEMENTARY INFORMATION  
NOTE TO REQUIRED SUPPLEMENTARY INFORMATION  
FOR THE YEAR ENDED DECEMBER 31, 2023

**1. BUDGETARY INFORMATION**

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

**CITY OF TWIN OAKS, MISSOURI**  
 REQUIRED SUPPLEMENTARY INFORMATION  
 SCHEDULE OF CHANGES IN NET PENSION LIABILITY (ASSET) AND RELATED RATIOS  
 YEARS ENDING JUNE 30,

	2023	2022	2021	2020	2019	2018	2017	2016	2015
<b>Total Pension Liability</b>									
Service cost	\$ 17,386	\$ 17,686	\$ 20,219	\$ 20,537	\$ 17,494	\$ 15,236	\$ 12,275	\$ 9,923	\$ 12,619
Interest on the total pension liability	32,494	30,267	30,431	27,559	23,606	19,509	17,281	13,817	14,510
Change of benefit terms	-	-	-	-	-	-	-	-	-
Difference between expected and actual experience	(6,497)	2,449	(12,414)	1,109	13,320	21,117	(274)	18,003	(35,372)
Changes of assumptions	-	-	(11,923)	-	-	-	-	4,879	-
Benefit payments, including refunds	(29,840)	(7,413)	(17,280)	(1,863)	(932)	-	-	-	-
<b>Net change in total pension liability</b>	<b>13,543</b>	<b>42,989</b>	<b>9,033</b>	<b>47,342</b>	<b>53,488</b>	<b>55,862</b>	<b>29,282</b>	<b>46,622</b>	<b>(8,243)</b>
<b>Total pension liability - beginning</b>	<b>470,320</b>	<b>427,331</b>	<b>418,298</b>	<b>370,956</b>	<b>317,468</b>	<b>261,606</b>	<b>232,324</b>	<b>185,702</b>	<b>193,945</b>
<b>Total pension liability - ending</b>	<b>\$ 483,863</b>	<b>\$ 470,320</b>	<b>\$ 427,331</b>	<b>\$ 418,298</b>	<b>\$ 370,956</b>	<b>\$ 317,468</b>	<b>\$ 261,606</b>	<b>\$ 232,324</b>	<b>\$ 185,702</b>
<b>Plan Fiduciary Net Position</b>									
Contributions-employer	\$ 16,035	\$ 15,957	\$ 15,703	\$ 14,882	\$ 15,076	\$ 11,385	\$ 9,915	\$ 9,154	\$ 8,457
Contributions-employee	7,558	6,545	6,090	6,108	6,776	5,516	5,048	4,605	4,381
Net investment income	21,280	395	119,600	4,828	23,191	34,594	28,434	(791)	3,922
Benefit payments, including refunds	(29,840)	(7,413)	(17,280)	(1,863)	(932)	-	-	-	-
Pension plan administrative expense	(1,675)	(1,105)	(925)	(1,076)	(967)	(683)	(590)	(505)	(559)
Other (net transfer)	(7,134)	9,512	(3,258)	(53)	260	(410)	(325)	(227)	8,842
<b>Net change in plan fiduciary net position</b>	<b>6,224</b>	<b>23,891</b>	<b>119,930</b>	<b>22,826</b>	<b>43,404</b>	<b>50,402</b>	<b>42,482</b>	<b>12,236</b>	<b>25,043</b>
<b>Plan fiduciary net position - beginning</b>	<b>535,311</b>	<b>511,420</b>	<b>391,490</b>	<b>368,664</b>	<b>325,260</b>	<b>274,858</b>	<b>232,376</b>	<b>220,140</b>	<b>195,097</b>
<b>Plan fiduciary net position - ending</b>	<b>\$ 541,535</b>	<b>\$ 535,311</b>	<b>\$ 511,420</b>	<b>\$ 391,490</b>	<b>\$ 368,664</b>	<b>\$ 325,260</b>	<b>\$ 274,858</b>	<b>\$ 232,376</b>	<b>\$ 220,140</b>
<b>Employer net pension liability (asset)</b>	<b>\$ (57,672)</b>	<b>\$ (64,991)</b>	<b>\$ (84,089)</b>	<b>\$ 26,808</b>	<b>\$ 2,292</b>	<b>\$ (7,792)</b>	<b>\$ (13,252)</b>	<b>\$ (52)</b>	<b>\$ (34,438)</b>
<b>Plan fiduciary net position as a percentage of the total pension liability</b>	111.9 %	113.8 %	119.7 %	93.6 %	99.4 %	102.5 %	105.1 %	100.0 %	118.5 %
<b>Covered payroll</b>	\$ 185,212	\$ 144,650	\$ 166,704	\$ 172,159	\$ 167,964	\$ 132,538	\$ 123,921	\$ 90,810	\$ 85,641
<b>Employer's net pension liability (asset) as a percentage of covered payroll</b>	(31.1) %	(44.9) %	(50.4) %	15.6 %	1.4 %	(5.9) %	(10.7) %	(0.1) %	(40.2) %

**Notes to schedule:**

Information for years prior to 2015 is not available. Amounts presented for the year end were determined as of June 30, the measurement date.

**CITY OF TWIN OAKS, MISSOURI**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF EMPLOYER CONTRIBUTIONS**  
**LAST TEN FISCAL YEARS**

Year ended December 31,	Actuarial Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2014	\$ 8,626	\$ 8,626	\$ -	\$ 118,166	7.3 %
2015	9,732	9,732	-	118,681	8.2
2016	8,294	8,294	-	109,126	7.6
2017	10,582	10,582	-	130,645	8.1
2018	13,183	13,183	-	156,933	8.4
2019	16,264	16,093	171	171,198	9.4
2020	13,373	13,373	-	131,111	10.2
2021	18,219	18,219	-	175,183	10.4
2022	15,071	15,071	-	167,456	9.0
2023	15,716	15,716	-	196,453	8.0

**Notes to Schedule of Contributions**

**Valuation date:** 02/28/23

**Notes:** The roll-forward of total pension liability from February 28, 2023 to June 30, 2023 reflects expected service cost and interest reduced by actual benefit payments.

***Methods and assumptions used to determine contribution rates:***

<b>Actuarial cost method</b>	Entry Age Normal and Modified Terminal Funding
<b>Amortization method</b>	Level percentage of payroll, closed
<b>Remaining amortization period</b>	15 years
<b>Asset valuation method</b>	5-year smoothed market; 20% corridor
<b>Inflation</b>	2.75% wage inflation; 2.25% price inflation
<b>Salary increases</b>	2.75% - 6.75% including wage inflation
<b>Investment rate of return</b>	7.0%, net of investment expenses
<b>Retirement age</b>	Experience-based table of rates that are specific to the type of eligibility condition.
<b>Mortality</b>	The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of PubS-2010 Employee Mortality Table for males and females of Police, Fire, and Public Safety groups.

Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables.

**Other information:** None

## **SUPPLEMENTAL INFORMATION**

**CITY OF TWIN OAKS, MISSOURI**  
**BUDGETARY COMPARISON SCHEDULE**  
**CAPITAL IMPROVEMENTS FUND**  
**FOR THE YEAR ENDED DECEMBER 31, 2023**

	<b>BUDGET</b>			VARIANCE WITH FINAL BUDGET  <b>POSITIVE (NEGATIVE)</b>
	<b>ORIGINAL</b>	<b>FINAL</b>	<b>ACTUAL</b>	
<b>REVENUES</b>				
Taxes	\$ 283,000	\$ 292,400	\$ 298,655	\$ 6,255
Investment income - interest	1,100	-	4,195	4,195
<b>TOTAL REVENUES</b>	<b>284,100</b>	<b>292,400</b>	<b>302,850</b>	<b>10,450</b>
<b>EXPENDITURES</b>				
Debt service	142,900	142,801	142,786	15
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>141,200</b>	<b>149,599</b>	<b>160,064</b>	<b>10,435</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in (out)	(102,100)	(102,100)	(86,394)	15,706
<b>CHANGE IN FUND BALANCE</b>	<b>39,100</b>	<b>47,499</b>	<b>73,670</b>	<b>\$ 26,141</b>
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<b>700,450</b>	<b>700,450</b>	<b>700,450</b>	
<b>FUND BALANCE - END OF YEAR</b>	<b>\$ 739,550</b>	<b>\$ 747,949</b>	<b>\$ 774,120</b>	

**CITY OF TWIN OAKS, MISSOURI**  
**BUDGETARY COMPARISON SCHEDULE**  
**SEWER LATERAL FUND**  
**FOR THE YEAR ENDED DECEMBER 31, 2023**

	BUDGET			VARIANCE WITH FINAL BUDGET
	ORIGINAL	FINAL	ACTUAL	POSITIVE (NEGATIVE)
<b>REVENUES</b>				
Sewer lateral fees	\$ 3,900	\$ 4,700	\$ 4,693	\$ (7)
Investment income - interest	100	100	405	305
<b>TOTAL REVENUES</b>	<b><u>4,000</u></b>	<b><u>4,800</u></b>	<b><u>5,098</u></b>	<b><u>298</u></b>
<b>EXPENDITURES</b>				
Sewer lateral program	<u>4,000</u>	<u>5,100</u>	<u>5,063</u>	<u>37</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(300)</b>	<b>35</b>	<b><u>335</u></b>
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<b><u>47,808</u></b>	<b><u>47,808</u></b>	<b><u>47,808</u></b>	
<b>FUND BALANCE - END OF YEAR</b>	<b><u>\$ 47,808</u></b>	<b><u>\$ 47,508</u></b>	<b><u>\$ 47,843</u></b>	

# STATISTICAL SECTION

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

## **Contents**

<b>Financial Trends</b>	<b>PAGES</b>
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	40-44
<b>Revenue Capacity</b>	
These schedules contain information to help the reader assess the City's most significant local revenue sources.	45-48
<b>Debt Capacity</b>	
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	49-51
<b>Demographic and Economic Information</b>	
These schedules offer demographic and economic indicators to help the reader understand the environment which the City's financial activities take place.	52-53
<b>Operating Information</b>	
These schedules contain service and infrastructure data to help the reader understand how information in the City's financial report relates to the services the City provides and the activities it performs.	54-56

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

**CITY OF TWIN OAKS, MISSOURI**  
 NET POSITION BY COMPONENT  
 FOR THE LAST TEN FISCAL YEARS  
 (Accrual basis of accounting)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Governmental activities:										
Net investment										
in capital assets	\$ 4,006,557	\$ 3,919,667	\$ 3,913,317	\$ 4,042,101	\$ 4,161,309	\$ 3,880,501	\$ 3,891,184	\$ 3,613,872	\$ 3,551,946	\$ 3,582,373
Restricted	1,211,750	1,135,107	1,039,335	919,682	779,353	1,074,064	1,116,254	1,323,704	1,342,045	1,135,095
Unrestricted	915,364	760,280	551,272	493,680	502,110	560,089	639,436	683,065	780,923	734,093
Total governmental activities net position										
	<u>\$ 6,133,671</u>	<u>\$ 5,815,054</u>	<u>\$ 5,503,924</u>	<u>\$ 5,455,463</u>	<u>\$ 5,442,772</u>	<u>\$ 5,514,654</u>	<u>\$ 5,646,874</u>	<u>\$ 5,620,641</u>	<u>\$ 5,674,914</u>	<u>\$ 5,451,561</u>

**CITY OF TWIN OAKS, MISSOURI**  
**CHANGES IN NET POSITION**  
**FOR THE LAST TEN FISCAL YEARS**  
(Accrual basis of accounting)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>EXPENSES</b>										
Governmental activities:										
General government	\$ 460,079	\$ 437,898	\$ 439,253	\$ 454,102	\$ 517,194	\$ 534,743	\$ 438,161	\$ 490,778	\$ 417,647	\$ 333,695
Sanitation and other health costs	60,969	44,820	51,401	46,030	44,272	43,260	46,060	51,011	47,953	53,276
Public safety	147,699	143,109	138,617	135,475	131,638	121,181	107,921	107,720	102,460	99,010
Streets	258,901	248,014	260,563	236,081	273,875	244,664	247,629	224,846	205,169	200,439
Parks	238,496	270,028	249,042	190,819	248,791	284,402	240,828	227,136	222,730	217,603
Stormwater	14,539	14,539	14,539	14,539	14,539	14,539	9,888	19,178	9,338	13,781
Sewer lateral	5,063	6,470	20,943	3,993	1,923	-	3,836	3,960	-	-
Interest and fiscal charges	42,683	46,805	50,417	53,992	57,292	60,765	46,529	-	-	-
Total governmental	1,228,429	1,211,683	1,224,775	1,135,031	1,289,524	1,303,554	1,140,852	1,124,629	1,005,297	917,804
<b>PROGRAM REVENUE</b>										
Governmental activities:										
Charges for services										
General government	111,930	96,303	88,246	84,195	67,917	86,538	91,865	63,261	54,036	53,979
Public safety	2,481	-	-	-	-	-	-	-	-	-
Parks	3,050	3,400	3,900	400	100	600	400	1,090	200	-
Sewer lateral	4,693	4,760	4,879	3,799	4,248	4,658	4,783	2,170	4,780	4,844
Operating grants and contributions	52,641	83,947	77,867	42,763	26,971	32,021	30,786	15,555	17,000	58,869
Capital grants and contributions	-	-	-	-	30,197	-	-	-	-	710,000
Total governmental	174,795	188,410	174,892	131,157	129,433	123,817	127,834	82,076	76,016	827,692
activities program revenue										
<b>NET EXPENSES</b>	<b>(1,053,634)</b>	<b>(1,023,273)</b>	<b>(1,049,883)</b>	<b>(1,003,874)</b>	<b>(1,160,091)</b>	<b>(1,179,737)</b>	<b>(1,013,018)</b>	<b>(1,042,553)</b>	<b>(929,281)</b>	<b>(90,112)</b>
<b>GENERAL REVENUES AND OTHER CHANGES IN NET POSITION</b>										
Governmental activities:										
Taxes	1,317,095	1,300,024	1,076,950	958,748	1,061,089	921,231	1,016,914	965,901	1,124,149	1,033,721
Investment income	36,785	19,731	1,674	2,947	7,704	6,038	7,580	7,652	7,113	6,792
Other miscellaneous revenue	18,371	14,648	19,720	54,870	19,416	120,248	14,757	14,727	16,020	19,139
Total governmental activities	1,372,251	1,334,403	1,098,344	1,016,565	1,088,209	1,047,517	1,039,251	988,280	1,147,282	1,059,652
<b>CHANGE IN NET POSITION</b>	<b>\$ 318,617</b>	<b>\$ 311,130</b>	<b>\$ 48,461</b>	<b>\$ 12,691</b>	<b>\$ (71,882)</b>	<b>\$ (132,220)</b>	<b>\$ 26,233</b>	<b>\$ (54,273)</b>	<b>\$ 218,001</b>	<b>\$ 969,540</b>

**CITY OF TWIN OAKS, MISSOURI**  
 PROGRAM REVENUES BY FUNCTION/PROGRAM  
 FOR THE LAST TEN FISCAL YEARS  
 (Accrual basis of accounting)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Governmental activities:										
General government	\$ 111,930	\$ 136,642	\$ 88,246	\$ 84,195	\$ 67,917	\$ 86,538	\$ 91,865	\$ 63,261	\$ 54,036	\$ 763,979
Public safety	2,481	-	-	-	-	-	-	-	-	-
Streets	-	43,608	37,913	42,763	57,168	32,021	30,786	15,555	15,356	14,905
Parks	3,050	3,400	3,900	400	100	600	400	1,090	1,844	43,964
Sewer lateral	4,693	4,760	4,879	3,799	4,248	4,658	4,783	2,170	4,780	4,844
Total governmental activities revenues	<u>\$ 122,154</u>	<u>\$ 188,410</u>	<u>\$ 134,938</u>	<u>\$ 131,157</u>	<u>\$ 129,433</u>	<u>\$ 123,817</u>	<u>\$ 127,834</u>	<u>\$ 82,076</u>	<u>\$ 76,016</u>	<u>\$ 827,692</u>

**CITY OF TWIN OAKS, MISSOURI**  
**FUND BALANCES - GOVERNMENTAL FUNDS**  
**FOR THE LAST TEN FISCAL YEARS**  
**(Modified accrual basis of accounting)**

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>General Fund:</b>										
Nonspendable - prepaid items	\$ 8,000	\$ 7,400	\$ 7,400	\$ 6,916	\$ 7,057	\$ 7,057	\$ 8,357	\$ 12,063	\$ 8,804	\$ 7,357
Committed	-	-	200,087	100,010	-	-	-	-	-	-
Assigned	-	-	-	-	-	-	-	38,800	-	-
Unassigned	842,627	714,790	342,600	410,818	495,236	555,298	623,672	602,267	743,973	716,220
<b>Total General Fund</b>	<b><u>\$ 850,627</u></b>	<b><u>\$ 722,190</u></b>	<b><u>\$ 550,087</u></b>	<b><u>\$ 517,744</u></b>	<b><u>\$ 502,293</u></b>	<b><u>\$ 562,355</u></b>	<b><u>\$ 632,029</u></b>	<b><u>\$ 653,130</u></b>	<b><u>\$ 752,777</u></b>	<b><u>\$ 723,577</u></b>
<b>All Other Governmental Funds:</b>										
Nonspendable - prepaid items	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted:										
Capital improvements	774,120	700,450	658,610	590,701	458,445	503,433	589,782	762,485	808,383	714,503
Parks and stormwater	389,158	383,293	327,751	257,946	231,363	509,480	470,276	508,822	483,889	371,670
Sewer lateral repair program	47,843	47,808	49,428	65,448	65,427	61,151	56,196	52,397	49,318	48,922
Road	629	3,556	3,546	587	24,118	-	-	-	-	-
<b>Total all other governmental funds</b>	<b><u>\$1,211,750</u></b>	<b><u>\$ 1,135,107</u></b>	<b><u>\$ 1,039,335</u></b>	<b><u>\$ 919,682</u></b>	<b><u>\$ 779,353</u></b>	<b><u>\$ 1,074,064</u></b>	<b><u>\$ 1,116,254</u></b>	<b><u>\$ 1,323,704</u></b>	<b><u>\$ 1,341,590</u></b>	<b><u>\$ 1,135,095</u></b>

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

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>Revenues</b>										
Taxes	\$ 1,300,242	\$ 1,299,644	\$ 1,082,056	\$ 967,491	\$ 1,054,919	\$ 927,401	\$ 1,018,924	\$ 968,746	\$ 1,132,991	\$ 1,042,322
Intergovernmental	48,254	83,947	77,867	42,763	26,971	32,021	30,786	-	1,644	43,964
Licenses and permits	108,930	96,303	86,746	82,695	67,917	76,322	76,560	64,238	60,179	60,169
Fines and court costs	2,481	-	-	-	-	-	-	-	-	-
Charges for services	6,050	3,400	5,400	1,900	100	10,816	15,705	7,316	2,300	2,105
Sewer lateral fees	4,693	4,760	4,879	3,799	4,248	4,658	4,783	2,170	4,780	4,844
Other revenues	14,176	14,648	19,720	49,819	49,613	120,248	14,757	15,867	16,270	19,139
Investment income - interest	40,980	19,731	1,674	7,998	7,704	6,038	7,580	7,652	7,113	6,792
<b>Total Revenues</b>	<b>1,525,806</b>	<b>1,522,433</b>	<b>1,278,342</b>	<b>1,156,465</b>	<b>1,211,472</b>	<b>1,177,504</b>	<b>1,169,095</b>	<b>1,065,989</b>	<b>1,225,277</b>	<b>1,179,335</b>
<b>Expenditures</b>										
General government	402,811	392,665	380,925	378,688	444,979	423,453	426,145	477,687	423,271	323,320
Sanitation and other health costs	60,969	44,820	51,401	46,030	44,272	43,260	46,060	50,854	47,740	52,898
Public safety	146,757	142,167	137,675	133,110	128,621	118,164	104,779	107,720	102,460	99,010
Streets	135,519	162,093	143,705	137,630	184,992	150,808	133,424	135,515	127,510	140,903
Parks	161,271	184,756	152,192	100,767	168,271	187,208	155,694	152,469	154,281	155,641
Stormwater	-	-	-	-	-	-	-	10,555	41,913	6,729
Sewer lateral	-	-	-	-	-	-	-	-	-	-
Capital outlay	270,613	185,271	117,662	61,688	452,482	223,688	2,060,151	249,177	91,952	280,708
Debt service:										
Principal	98,993	95,149	91,455	87,889	84,490	81,209	40,460	-	-	-
Interest	43,793	47,637	51,331	54,883	58,138	61,578	30,933	-	-	-
<b>Total Expenditures</b>	<b>1,320,726</b>	<b>1,254,558</b>	<b>1,126,346</b>	<b>1,000,685</b>	<b>1,566,245</b>	<b>1,289,368</b>	<b>2,997,646</b>	<b>1,183,977</b>	<b>989,127</b>	<b>1,059,209</b>
<b>Excess of revenues over (under) expenditures</b>	<b>205,080</b>	<b>267,875</b>	<b>151,996</b>	<b>155,780</b>	<b>(354,773)</b>	<b>(111,864)</b>	<b>(1,828,551)</b>	<b>(117,988)</b>	<b>236,150</b>	<b>120,126</b>
<b>Other Financing Sources (Uses)</b>										
Transfers in	184,500	249,700	153,920	142,787	287,953	162,094	215,352	160,884	169,032	304,584
Transfers out	(184,500)	(249,700)	(153,920)	(142,787)	(287,953)	(162,094)	(215,352)	(160,884)	(169,032)	(304,584)
Proceeds from the issuance of debt	-	-	-	-	-	-	1,600,000	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,600,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net changes in fund balances</b>	<b>\$ 205,080</b>	<b>\$ 267,875</b>	<b>\$ 151,996</b>	<b>\$ 155,780</b>	<b>\$ (354,773)</b>	<b>\$ (111,864)</b>	<b>\$ (228,551)</b>	<b>\$ (117,988)</b>	<b>\$ 236,150</b>	<b>\$ 120,126</b>
<b>Debt service as a percentage of noncapital expenditures</b>	<b>13.2%</b>	<b>13.0%</b>	<b>13.2%</b>	<b>14.9%</b>	<b>12.6%</b>	<b>12.5%</b>	<b>7.2%</b>	<b>-</b>	<b>-</b>	<b>-</b>

**CITY OF TWIN OAKS, MISSOURI**  
**TAX REVENUES BY SOURCE - GOVERNMENTAL FUNDS**  
**FOR THE LAST TEN FISCAL YEARS**

Fiscal Year	Sales		Property		Total
	Tax		Tax	Other	
2023	\$ 1,270,706		\$ 21,119	\$ 8,417	\$ 1,300,242
2022	1,249,621		42,214	7,809	1,299,644
2021	1,031,441		41,029	9,586	1,082,056
2020	902,510		51,731	13,250	967,491
2019	1,023,671		25,741	11,677	1,061,089
2018	889,343		28,897	9,161	927,401
2017	986,199		24,552	8,173	1,018,924
2016	920,292		23,543	1,006	944,841
2015	1,076,608		29,469	1,127	1,107,204
2014	989,937		27,282	-	1,017,219

**CITY OF TWIN OAKS, MISSOURI**  
**ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY**  
**FOR THE LAST TEN FISCAL YEARS**

Fiscal Year	Real	Personal	Railroads	Total		
	Property	Property	And Utilities (1)	Assessed Value	Estimated Actual Value	Direct Tax Rate
2023	\$ 22,233,850	\$ 3,114,833	\$ 285,099	\$ 25,633,782	\$ 108,808,167	\$ 0.461
2022	20,738,440	2,920,987	107,586	23,767,013	96,378,790	0.433
2021	21,045,050	2,307,450	124,763	23,477,263	96,378,790	0.419
2020	18,450,010	2,046,000	117,139	20,613,149	80,756,416	0.385
2019	23,357,290	1,352,168	111,885	24,821,343	96,680,997	0.340
2018	14,572,760	1,459,740	126,515	16,159,015	62,278,341	0.322
2017	15,152,490	1,409,950	134,921	16,697,361	63,962,822	0.302
2016	14,009,010	1,403,400	132,920	15,545,330	58,662,807	0.312
2015	13,974,450	1,385,867	141,446	15,501,763	58,579,229	0.312
2014	13,014,620	1,368,210	130,019	14,512,849	55,376,137	0.342

Source: St. Louis County Collector's Office

(1) The real estate position of railroads and utilities is included with the real estate category.

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

**CITY OF TWIN OAKS, MISSOURI**  
**DIRECT AND OVERLAPPING PROPERTY TAX RATES**  
**FOR THE LAST TEN FISCAL YEARS**

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
City of Twin Oaks - Basic Rate	\$ 0.461	\$ 0.433	\$ 0.419	\$ 0.385	\$ 0.340	\$ 0.322	\$ 0.302	\$ 0.312	\$ 0.312	\$ 0.342
<b>Overlapping governments:</b>										
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300
County General	0.1490	0.1650	0.1650	0.1760	0.1760	0.1980	0.1980	0.0300	0.0300	0.0300
Co. Park Maintenance	0.0360	0.0400	0.0400	0.0420	0.0420	0.0470	0.0470	0.0490	0.0490	0.0500
Co. Bond Retirement	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190	0.0190
Roads and Bridges	0.0750	0.0830	0.0830	0.0880	0.0880	0.0990	0.0990	0.1030	0.1030	0.1050
Co. Health Fund	0.1000	0.1110	0.1110	0.1180	0.1180	0.1330	0.1330	0.1370	0.1370	0.1400
St. Louis Community College	0.2619	0.2787	0.2787	0.1987	0.1986	0.2129	0.2112	0.2185	0.2126	0.2200
Special School District	0.9616	1.0495	1.0158	1.1077	1.1077	1.1980	1.1912	1.2409	1.2348	1.2609
Metro Zoo	0.2340	0.2528	0.2455	0.2532	0.2549	0.2724	0.2694	0.2795	0.2777	0.2797
County Library	0.1870	0.2060	0.2060	0.2350	0.2120	0.2590	0.2530	0.2630	0.2590	0.2250
Sheltered Workshops	0.0640	0.0700	0.0710	0.0750	0.0750	0.0890	0.0870	0.0900	0.0880	0.0900
MSD-Extension	0.0997	0.1053	0.1041	0.1078	0.1077	0.1170	0.1159	0.1196	0.0195	0.0197
Valley Park School District (1)	4.1540	4.6373	4.6462	4.9326	4.8519	5.5600	5.4288	5.6642	5.4965	5.5910
Valley Park Fire District (1)	1.5810	1.7567	1.7527	1.8025	1.5980	1.1600	1.1390	1.2076	1.1860	1.3100
Total Overlapping Governments	7.9522	8.8043	8.7680	9.1855	8.8788	9.3943	9.2215	9.4513	9.1421	9.3703
Total City And Overlapping Governments	\$ 8.413	\$ 9.237	\$ 9.187	\$ 9.571	\$ 9.219	\$ 9.716	\$ 9.524	\$ 9.763	\$ 9.454	\$ 9.712

(1) The City elected to report Valley Park School District and the Valley Park Fire District tax authorities above. A portion of the City's residents are in the Parkway School District and West County Fire District. These District's tax rates are:

West County Fire District	1.0080	1.0490	1.0560	1.1060	1.1070	1.2490	1.2450	1.2920	1.2941	1.0000
Parkway School District	3.2883	3.6481	3.6390	3.8330	3.7661	5.2247	4.8758	4.7419	4.6796	4.1279

Source - St. Louis County Collector's Office

Note: These figures represent residential property only and tax rates for commercial and personal property taxes may differ slightly. The City may not raise property tax rates above the maximum authorized levy of \$0.50 per \$100 of assessed valuation without a vote of the people. Only commercial property is taxed by the City.

**CITY OF TWIN OAKS, MISSOURI**  
**PROPERTY TAX LEVIES AND COLLECTIONS**  
**FOR THE LAST TEN FISCAL YEARS**

Fiscal Year	Tax Levy	Current Tax Collections	Percent Collected As Current	Delinquent Tax Collections	Total Tax Collections	Total Collections As Percent Of Levy
2023	\$ 41,488	\$ 24,697	59.53 %	\$ -	\$ 24,697	59.53 %
2022	41,986	31,893	76	10,093	41,986	100.00
2021	41,250	11,300	27.39	29,950	41,250	100.00
2020	39,492	1,624	4.11	37,868	39,492	100.00
2019	28,539	2,269	7.95	26,270	28,539	100.00
2018	28,539	3,392	11.89	25,147	28,539	100.00
2017	28,491	7,623	26.76	20,868	28,491	100.00
2016	28,698	12,468	43.45	16,230	28,698	100.00
2015	28,701	16,930	58.99	11,771	28,701	100.00
2014	28,446	14,297	50.26	14,149	28,446	100.00

Source: St. Louis County Collector's Office

Note: Sales tax revenue is the most significant own source revenue for the City, but is excluded from statistical section as sales tax information is confidential and not available from the State.

**CITY OF TWIN OAKS, MISSOURI**  
**RATIOS OF OUTSTANDING DEBT BY TYPE**  
**FOR THE LAST TEN FISCAL YEARS**

Governmental Activities:

Fiscal Year	Certificates of Participation	Total Primary Government	Percentage of Personal Income	Per Capita
2023	\$ 1,020,342	\$ 1,020,342	2.3 %	\$ 1,687
2022	1,119,454	1,119,454	2.8	1,850
2021	1,214,484	1,214,484	3.2	2,007
2020	1,305,939	1,305,939	6.8	3,331
2019	1,393,841	1,393,841	7.7	3,556
2018	1,478,331	1,478,331	9.0	3,771
2017	1,559,540	1,559,540	9.1	3,978
2015	-	-	-	-
2014	-	-	-	-
2013	-	-	-	-

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

**CITY OF TWIN OAKS, MISSOURI**  
**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**  
**AS OF DECEMBER 31, 2023**

<u>City of Twin Oaks</u>	<u>Debt Outstanding</u>	<u>Percentage Applicable To City Of Twin Oaks</u>	<u>Amount Applicable To City Of Twin Oaks</u>
Direct	\$ 1,020,342	100.00 %	\$ 1,020,342
Overlapping:			
St. Louis County	59,790,000	0.01	5,979
Parkway School District	303,365,000	0.01	30,337
Valley Park School District	12,700,000	0.10	12,700
Valley Park Fire Protection District	10,805,000	0.05	5,078
West County Fire Protection District	4,405,000	0.11	4,846
Total Overlapping Debt			<u>58,940</u>
Total Direct And Overlapping Debt			<u><u>\$ 1,079,282</u></u>

Sources: Individual taxing authorities

Notes: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should not be taken into account. However, this does not imply that every taxpayer is a resident - and therefore responsible for repaying the debt - of each overlapping government. The percentage applicable to the City is based on the jurisdiction's assessed value within the boundaries of the City.

**CITY OF TWIN OAKS, MISSOURI**  
 LEGAL DEBT MARGIN INFORMATION  
 FOR THE LAST TEN FISCAL YEARS

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Net Assessed Value	\$25,633,782	\$23,767,013	\$23,477,263	\$20,613,149	\$24,821,343	\$16,159,015	\$16,697,361	\$15,545,330	\$15,501,763	\$14,512,849
Debt limit (10% of assessed value)	2,563,378	2,376,701	2,347,726	2,061,315	2,482,134	1,615,902	1,669,736	1,554,533	1,550,176	1,451,285
Total net debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal debt margin	<u>\$ 2,563,378</u>	<u>\$ 2,376,701</u>	<u>\$ 2,347,726</u>	<u>\$ 2,061,315</u>	<u>\$ 2,482,134</u>	<u>\$ 1,615,902</u>	<u>\$ 1,669,736</u>	<u>\$ 1,554,533</u>	<u>\$ 1,550,176</u>	<u>\$ 1,451,285</u>
Total net debt applicable to the limit as a percentage of debt limit	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Note: Under Article VI, Sections 26(b) and 26(c) of the Missouri Constitution, the City by vote of 2/3 of the qualified electors thereof, may incur general obligation bonded indebtedness for City purposes in an amount not to exceed 5% of the assessed valuation of taxable tangible property within the City as asserted by the last completed assessment for state or county purposes. Under Section 26(d) of said Article VI, the City may incur general obligation indebtedness not exceeding in the aggregate an additional 10% of the aforesaid assessed valuation for the purposes of acquiring rights-of-way, constructing and improving sanitary or storm sewer systems; and under Section 26(e) of said Article VI, additional general obligation indebtedness may be incurred for purchasing or constructing waterworks, electric or other light plants to be owned exclusively by the City, provided that the general obligation indebtedness of the City shall not exceed 20% of the assessed valuation. The City does not have any debt related to the legal debt margin.

**CITY OF TWIN OAKS, MISSOURI**  
**DEMOGRAPHIC AND ECONOMIC STATISTICS**  
**FOR THE LAST TEN CALENDAR YEARS**

Fiscal Year	Population (1)	Median Age (1)	Personal Income ( <i>thousands of dollars</i> )	Per Capita Personal Income (2)	Unemployment Rate (3)
2023	605	42.5	\$43,497,080	\$ 71,896	3.4 %
2022	605	42.9	40,368,020	66,724	2.5
2021	605	42.9	37,634,025	62,205	3.0
2020	392	49.0	19,244,848	49,094	5.1
2019	392	49.0	18,193,896	46,413	3.1
2018	392	49.0	16,464,392	42,001	2.5
2017	392	49.0	17,169,992	43,801	2.5
2016	392	49.3	15,253,116	40,498	3.6
2015	392	57.0	15,253,116	38,812	3.6
2014	392	49.0	13,580,000	35,831	4.7

Sources:

- (1) 2014 to 2020 reflects 2020 Census, US Census Bureau  
 2021 to 2023 reflect the 2020 census
- (2) American Community Survey 5-Year Estimates
- (3) U.S. Bureau of Labor Statistics - St. Louis Metro Area

**CITY OF TWIN OAKS, MISSOURI**  
**PRINCIPAL EMPLOYERS**  
**FOR THE CURRENT YEAR AND NINE YEARS AGO**

Employer	2023			2014		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Schnucks Market	106	1	22 %	110	1	23 %
1356 Pub	32	2	7			
Dairy Queen	31	3	6	37	3	8
Walgreens Pharmacy	30	4	6	24	6	5
Carretta's Mexican	30	4	6			
Westlake Ace Hardware	20	6	4			
Imo's Pizza	19	7	4	31	5	6
Sauce on the Side	18	8	4			
Aldi's	15	9	3			
Dunkin Donuts	13	10	3			
Pizza Hut	13	10	3	16	9	3
Shop N Save				71	2	15
Krieger's Pub & Grill				35	4	7
Hardees				24	7	5
Nicoletti's				22	8	5
Subway				12	10	2

Source: City Business License Applications

**CITY OF TWIN OAKS, MISSOURI**  
 FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM  
 FOR THE LAST TEN FISCAL YEARS

Function/Program	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
General Government:										
Administrator/Clerk	1	1	1	1	1	1	1	1	1	1
Administrative assistant	1	1	1	1	1	1	1	1	1	1
Accounting clerk	-	-	-	-	-	-	-	-	-	1
Streets/parks:										
Maintenance/landscaping	2	2	2	2	2	2	1	1	1	1
Total	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>4</u>

Source: Annual Budget Document and Payroll Records

**CITY OF TWIN OAKS, MISSOURI**  
 OPERATING INDICATORS BY FUNCTION/PROGRAM  
 FOR THE LAST TEN FISCAL YEARS

Function/Program	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b><u>General government:</u></b>										
City clerk (1):										
Site development/concept plans	-	-	1	1	1	1	1	2	-	-
Rezoning applications	-	-	-	-	-	-	-	1	-	-
Text amendments	5	5	3	2	4	-	-	-	-	-
Building permits	5	11	7	4	8	5	10	5	12	16
Building/housing inspections	103	84	155	78	13	6	9	15	12	9
Administrative assistant (2):										
Accounts payable processed	600	575	644	557	591	609	582	590	579	589
Payroll checks authorized	190	191	188	188	194	215	226	196	214	213
Public records requested	6	3	5	7	1	3	1	1	-	2
Collector (3):										
Business licenses issued	41	41	40	38	39	39	38	36	37	37
Liquor licenses issued	13	11	13	12	13	14	14	14	14	14
Sewer lateral fees collected (4)	169	151	192	176	176	176	176	165	167	160
<b><u>Streets/parks:</u></b>										
Maintenance/landscaping	1	1	1	1	1	1	1	1	1	1

(1) Source: Office records and St. Louis County Public Works Department records

(2) Source: Annual Budget Document and Payroll Records

(3) Source: Office Records/Business and Liquor License Applications

(4) Sewer lateral fees are collected by St. Louis County and remitted to the City.

**CITY OF TWIN OAKS, MISSOURI**  
**CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM**  
**FOR THE LAST TEN FISCAL YEARS**

Function/Program	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
<b>Parks:</b>										
Number of parks	1	1	1	1	1	1	1	1	1	1
Acres of parks	11	11	11	11	11	11	11	11	11	11
<b>Streets:</b>										
Miles of streets	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Street lights and signals	53	53	53	53	52	52	52	52	52	52

Source: Office records