

City of Parkville, Missouri

Basic Financial Statements With Independent Auditor's Report

For the Year Ended
December 31, 2020

CITY OF PARKVILLE, MISSOURI

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INDEPENDENT AUDITOR’S REPORT

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To the Honorable Mayor and
Board of Aldermen
City of Parkville, Missouri

Other offices in Missouri
and Kansas

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

Management’s Responsibility for the Financial Statements

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

Auditor’s Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Change in Accounting Principle

As described in Note 1 to the financial statements, the City adopted new accounting guidance, Governmental Accounting Standard Board Statement No. 84, Fiduciary Activities. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual non-major fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated August 18, 2021, on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Cochran Head Vick & Co., P.C.

Kansas City, Missouri
August 18, 2021

**CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2020**

As management of the City of Parkville, we offer readers of the City of Parkville's (the City) financial statements this narrative overview and analysis of the financial activities of the City of Parkville for the year ended December 31, 2020. We encourage readers to consider the information presented here in conjunction with the basic financial statements and the accompanying notes to those basic financial statements.

Financial Highlights

1. The assets and deferred outflows of the City of Parkville exceeded its liabilities and deferred inflows at the close of the year by \$20,145,405 (net position), an increase of \$2,505,731 over the prior year.
2. As of the close of the current year, the City's governmental funds showed a combined ending balance of \$12,206,659, an increase of \$6,306,658 from the prior year. The main reason for the increase stems from the issuance of the \$3,995,000 Series 2020A, Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds (Brush Creek Drainage Area Neighborhood Improvement Project) Bonds (2020A bonds) and the \$2,730,000 Series 2020B, Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds (Brink Meyer Road Neighborhood Improvement Project) Bonds (2020B bonds). The 2020A and 2020B Bonds have been structured as a crossover advance refunding. Net proceeds of the bonds along with available bond trust funds totaling approximately \$7.2 million were deposited in trust with an escrow agent. These funds will be used to refund the Series 2014A and 2014B Bonds at the crossover date of March 1, 2020 as further discussed in Note 7 in the Notes to the Basic Financial Statements.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components; government-wide financial statements, fund financial statements, and notes to the basic financial statements. This report also contains required and other supplementary information in addition to the basic financial statements.

Reporting the City as a Whole

Our analysis of the City as a whole begins on page 5. One of the most important questions asked about the City's finances is, "Is the City as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities reports information about the City as a whole and its activities in a way that helps answer this question. These statements include all assets, deferred outflows, liabilities, and deferred inflows using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

The Statement of Net Position and the Statement of Activities report the City's net position and changes in it. You can think of the City's net position—the difference between assets and deferred outflows less liabilities and deferred inflows—as one way to measure the City's financial health, or financial position. Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the City's property tax base and the condition of the City's roads, to assess the overall health of the City.

CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2020

To aid in the understanding of the Statement of Activities, some additional explanation is given. Of particular interest is that the format is significantly different than a typical Statement of Revenues, Expenses, and Changes in Fund Balance. You will notice that expenses are listed in the first column with revenues from that particular program reported to the right. The result is a Net (Expense)/Revenue. The reason for this kind of format is to highlight the relative net financial costs of each of the functions on the City's taxpayers. It also identifies how much each function draws from the general revenues or if it is self-financing through fees and grants.

In the Statement of Net Position and the Statement of Activities, we divide the City into two kinds of activities:

Governmental activities—Most of the City's basic services are reported here, including general government, public safety, public works, parks and recreation, and community development. Taxes, (sales, property, and franchise) charges for services, fines, and state and federal grants finance most of these activities.

Business-type activities—The City charges a fee to customers to help it cover all or most of the cost of certain services it provides. The City's sanitary sewer fund activities are reported here.

Reporting the City's Most Significant Funds - Fund Financial Statements

The fund financial statements begin on page 13 and provide detailed information about the most significant funds—not the City as a whole. Some funds are required to be established by State law and by bond covenants. The City establishes other funds to help it control and manage money for particular purposes. The City uses three types of funds to manage its resources: governmental, proprietary, and agency funds. A fund is a fiscal entity with a set of self-balancing accounts recording financial resources, together with all related liabilities and residual equities and balances, and the changes therein. These accounting entities are separated for the purpose of carrying on specific activities or attaining certain objectives in accordance with regulations, restrictions, or limitations.

Governmental funds—Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in the reconciliation following the fund financial statements.

Proprietary funds—When the City charges customers for the services it provides, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. In fact, the City's sewer enterprise fund, is the same as the business-type activities we report in the government-wide statements but provides more detail and additional information, such as cash flows.

Fiduciary Funds—Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements, since the resources of those funds are not available to support the City's operations. The accounting used for fiduciary funds is much like that used for proprietary funds.

**CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2020**

Notes to the Basic Financial Statements

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

Other Information

In addition to the basic financial statements and accompanying notes, this report also contain certain *required supplemental information* that further explains and supports the information in the financial statements. This report also contains *other supplementary information* that provides certain combining and individual fund statements and schedules.

Government-Wide Financial Analysis

Our analysis below focuses on net position (Figure 1) and changes in net position (Figure 2) of the governmental and business-type activities.

Figure 1 – Statement of Net Position

	Governmental		Business-type		Total	
	Activities		Activities			
	2020	2019	2020	2019	2020	2019
Current and other assets	\$ 21,367,038	\$ 12,853,151	\$ 1,146,695	\$ 1,352,866	\$ 22,513,733	\$ 14,206,017
Capital assets	14,705,767	14,277,277	3,879,314	4,155,138	18,585,081	18,432,415
Total assets	<u>36,072,805</u>	<u>27,130,428</u>	<u>5,026,009</u>	<u>5,508,004</u>	<u>41,098,814</u>	<u>32,638,432</u>
Deferred charge on refunding	18,292	21,259	-	-	18,292	21,259
Deferred outflows - pension	429,679	259,352	-	-	429,679	259,352
Total deferred outflows of resources	<u>447,971</u>	<u>280,611</u>	<u>-</u>	<u>-</u>	<u>447,971</u>	<u>280,611</u>
Long-term debt	19,504,801	12,970,184	718,756	886,675	20,223,557	13,856,859
Other liabilities	659,094	925,780	81,634	203,362	740,728	1,129,142
Total liabilities	<u>20,163,895</u>	<u>13,895,964</u>	<u>800,390</u>	<u>1,090,037</u>	<u>20,964,285</u>	<u>14,986,001</u>
Deferred inflow - property taxes	371,144	168,080	-	-	371,144	168,080
Deferred inflow - pension	65,951	125,288	-	-	65,951	125,288
Total deferred intflows of resources	<u>437,095</u>	<u>293,368</u>	<u>-</u>	<u>-</u>	<u>437,095</u>	<u>293,368</u>
Net position:						
Net investment in capital assets	9,265,500	8,298,080	3,160,558	3,268,463	12,426,058	11,566,543
Restricted	1,726,878	2,013,844	167,031	169,518	1,893,909	2,183,362
Unrestricted	4,927,408	2,909,783	898,030	979,986	5,825,438	3,889,769
Total net position	<u>\$ 15,919,786</u>	<u>\$ 13,221,707</u>	<u>\$ 4,225,619</u>	<u>\$ 4,417,967</u>	<u>\$ 20,145,405</u>	<u>\$ 17,639,674</u>

Net position may serve over time as a useful indicator of a government's financial position. The City of Parkville's assets and deferred outflows exceeded liabilities and deferred inflows by \$20,145,405 at the close of the year ended December 31, 2020.

**CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2020**

Figure 2 – Statement of Changes in Net Position

	Governmental		Business-type		Total	
	Activities		Activities		2020	2019
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues:						
Charges for services	\$ 981,167	\$ 1,002,359	\$ 1,510,656	\$ 1,602,375	\$ 2,491,823	\$ 2,604,734
Operating grants and contributions	580,439	706,922	-	-	580,439	706,922
Capital grants and contributions	1,119,458	2,370,770	22,571	27,427	1,142,029	2,398,197
General revenues:						
Property taxes	1,859,760	1,723,989	-	-	1,859,760	1,723,989
Sales taxes	2,567,205	2,035,755	-	-	2,567,205	2,035,755
Franchise taxes	783,913	801,559	-	-	783,913	801,559
Intergovernmental activity taxes	215,102	181,300	-	-	215,102	181,300
Other taxes	1,146	1,876	-	-	1,146	1,876
Gain on sale of assets	2,699,458	1,610,082	-	-	2,699,458	1,610,082
Other	105,853	274,213	13,457	32,609	119,310	306,822
Total revenues	10,913,501	10,708,825	1,546,684	1,662,411	12,460,185	12,371,236
Expenses:						
General government	1,706,346	1,782,968	-	-	1,706,346	1,782,968
Public safety	1,776,629	1,543,666	-	-	1,776,629	1,543,666
Public works	2,027,324	2,222,809	-	-	2,027,324	2,222,809
Parks and recreation	881,126	751,519	-	-	881,126	751,519
Community development	1,220,691	780,899	-	-	1,220,691	780,899
Interest on long-term debt	603,306	395,338	-	-	603,306	395,338
Sewer	-	-	1,739,032	1,323,492	1,739,032	1,323,492
Total expenses	8,215,422	7,477,199	1,739,032	1,323,492	9,954,454	8,800,691
Change in net position	2,698,079	3,231,626	(192,348)	338,919	2,505,731	3,570,545
Net position, beginning	13,221,707	9,990,081	4,417,967	4,079,048	17,639,674	14,069,129
Net position, ending	\$ 15,919,786	\$ 13,221,707	\$ 4,225,619	\$ 4,417,967	\$ 20,145,405	\$ 17,639,674

The City's net position increased \$2,505,731 during the 2020 fiscal year. Of the total, governmental activities net position increased \$2,698,079 and business-type activities net position decreased by \$192,348. Total 2020 governmental revenues increased \$204,676 from 2019 primarily due to the increase in gain on sale of assets in connection with the Creekside Development Project exceeding the decreases in capital grants and contributions related to donated infrastructure. Sales taxes increased \$531,450 primarily resulting from the collection of a full-year of parks sales taxes. Total governmental activities expenses increased \$738,223. The increase is primarily related to increases in public safety, community development, and interest and fiscal charges.

Total 2020 business-type activities charges for services revenues decreased \$91,719 from 2019. Total business-type expenses increased \$415,540 from 2019 primarily resulting from increased line maintenance and repairs of approximately \$327,000 over 2019.

**CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2020**

Financial Analysis of the Government's Funds

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

Governmental Funds

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

As mentioned earlier in this analysis, at the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$12,206,659. Of this amount \$11,410,138 is *non-spendable, restricted, committed or assigned* for various purposes and \$796,521 is unassigned.

The general fund is the main operating fund of the City. At the end of the current fiscal year the general fund balance was \$2,323,027. As a measure of the general fund's liquidity, it is useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance represents 16.6% of total general fund expenditures. Included in the general fund's committed fund balance is the City's emergency reserve fund which totaled \$1,332,108 at December 31, 2020.

The City's fund balance of the general fund decreased \$726,281 during the current fiscal year. General Fund revenues decreased by \$349,573 from 2019 primarily related to decreases in intergovernmental grants and other revenues. 2020 general fund expenditures and transfers out, were approximately \$174,909 more than 2019. The increase is mostly attributable to transfers out.

At December 31, 2020, the transportation sales tax fund has an ending fund balance of \$96,882. The fund balance decreased \$18,645 during the year.

The debt service fund has a total fund balance of \$7,257,317, all of which is restricted for the payment of principal, interest, and fees. The fund balance increased by \$6,386,126 during the year primarily due to the issuance of the Series 2020A and Series 2020B crossover refunding bonds discussed above.

Proprietary Fund

The City's proprietary fund provides the same type of information found in the government-wide financial statements, but in more detail. The net position of the sewer fund at the end of the year totaled \$4,225,619 of which \$898,030 is unrestricted. The sewer fund's net position decreased by \$192,348 from the prior year due to increases in line maintenance and repairs over 2019.

General Fund Actual to Budget Analysis

Actual revenues were under budgeted revenues by \$474,486 primarily related to less actual taxes and other revenues than were budgeted. Actual expenditures were \$485,786 under the final budget. The City routinely outperforms budget due to careful management, conservative budgeting, and personnel savings due to routine vacancies throughout the year. Costs were managed well below budget. Additional savings were realized in professional services.

**CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2020**

Capital Asset and Debt Administration

Capital Assets

At the end of year, the City had \$18,585,081 invested in capital assets including land, construction in progress, buildings, equipment, vehicles, infrastructure, and sewer lines net of accumulated depreciation. (See table below) This represents a net increase of \$152,666 from last year as current year capital asset additions primarily related to contributed infrastructure assets exceeded depreciation expense.

**City of Parkville, Missouri
Capital Assets (Net of Depreciation)**

Additional information on the City's capital assets can be found in Note 6 in the Notes to the Basic Financial Statements.

	Governmental		Business-Type		Total	
	Activities		Activities			
	2020	2019	2020	2019	2020	2019
Land	\$ 2,719,880	\$ 2,719,880	\$ 59,975	\$ 59,975	\$ 2,779,855	\$ 2,779,855
Buildings and improvements	3,100,638	3,021,463	1,351,289	1,538,843	4,451,927	4,560,306
Equipment and vehicles	386,501	308,862	10,356	22,970	396,857	331,832
Infrastructure	8,498,748	8,227,072	2,457,694	2,533,350	10,956,442	10,760,422
Total	<u>\$ 14,705,767</u>	<u>\$ 14,277,277</u>	<u>\$ 3,879,314</u>	<u>\$ 4,155,138</u>	<u>\$ 18,585,081</u>	<u>\$ 18,432,415</u>

**CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2020**

Long-Term Obligations - At the end of the current fiscal year, the City had total long-term obligations outstanding of \$19,113,263.

**City of Parkville, Missouri
Outstanding Debt**

	Governmental		Business-Type		Total	
	Activities		Activities			
	2020	2019	2020	2019	2020	2019
Limited General Obligation						
Bonds (plus premium)	\$ 14,648,038	\$ 8,648,135	\$ -	\$ -	\$ 14,648,038	\$ 8,648,135
Certificates of Participation	2,035,521	2,397,321	-	-	2,035,521	2,397,321
Lease purchase agreement	1,626,900	1,856,700	-	-	1,626,900	1,856,700
Compensated Absences	84,048	68,028	23,756	31,675	107,804	99,703
Revenue Bonds (plus premium)	-	-	695,000	855,000	695,000	855,000
Total	<u>\$ 18,394,507</u>	<u>\$ 12,970,184</u>	<u>\$ 718,756</u>	<u>\$ 886,675</u>	<u>\$ 19,113,263</u>	<u>\$ 13,856,859</u>

The governmental activities increased \$5,424,323 and the business-type activities decreased \$167,919. As discussed previously, the increase in governmental activities debt relates to the issuance of the Series 2020A and Series 2020B crossover refunding bonds.

Additional information on the City's long-term obligations can be found in Note 7 in the Notes to the Basic Financial Statements.

Economic Factors and Next Year's Budgets and Rates

As in prior years, the City budgeted cautiously, holding 2021 revenues and expenditure budgets at or near 2020 levels. The 2021 budget maintains essential services at current levels and directs limited additional resources toward the 2021 Priorities as established by the Board of Aldermen in August 2020. The City reaffirmed the five Critical Success Factors of Basic Services, Infrastructure, Economic Development, Parks and Finances. The City established priorities for the next twelve to eighteen months that focused on specific strategies in five goal areas: Service Delivery and Communications, Parks and Recreation, Infrastructure and Public Facilities, Economic Development and Financial Stability. The City continues to experience steady growth in its retail, residential, and commercial base that bodes well for future financial security. Like all cities, Parkville has experienced some negative effects as a result of the COVID-19 pandemic. But steady revenues and ample reserves have allowed the City to weather the storm. In early 2019, the Board approved a redevelopment agreement and economic development contract with a developer for a multi-phased project known as "Creekside", a proposed mixed use development located at the southeast, southwest, and northwest quadrants of the intersection of Highway 45 and Interstate 435. Progress on this and other developments have been made throughout 2020 and 2021. The City continues to take advantage of grant opportunities and strategic financing. For example, the City reissued the Brink Meyer and Brush Creek NID Bonds which will result in taxpayer savings of over \$1.3 million. Property owners and the City's general budget will benefit from the interest savings, which will average approximately \$97,000 per year until 2034. The City anticipates receiving \$1,445,188 in American Rescue Plan funds. We expect half of these funds to be distributed in 2021 with the remainder received in 2022. Amongst the eligible use of these funds is the replacement of lost public sector revenue due to the pandemic. The City is considering using a portion of these funds to offset eligible expenses in the General Fund and Transportation Fund, which will improve the City's budgetary performance.

**CITY OF PARKVILLE, MISSOURI
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2020**

Contacting the City's Financial Management

This report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the City Clerk's office, Parkville, Missouri.

CITY OF PARKVILLE, MISSOURI
Statement of Net Position
December 31, 2020

	Primary Government		Total
	Governmental Activities	Business-type Activities	
Assets			
Cash and investments	\$ 4,175,847	\$ 785,004	\$ 4,960,851
Receivables:			
Taxes	383,126	-	383,126
Special assessments	2,525,500	-	2,525,500
Accounts and other	207,263	181,175	388,438
Creekside receivables	5,600,000	-	5,600,000
Due from other governments	155,972	-	155,972
Prepays, deposits, and other assets	194,398	-	194,398
Restricted assets:			
Cash and investments	8,124,932	180,516	8,305,448
Capital assets:			
Not being depreciated	2,719,880	59,975	2,779,855
Being depreciated, net of depreciation	11,985,887	3,819,339	15,805,226
Total assets	<u>36,072,805</u>	<u>5,026,009</u>	<u>41,098,814</u>
Deferred Outflows of Resources			
Deferred charges on refunding	18,292	-	18,292
Deferred outflow - pension related activity	429,679	-	429,679
Total deferred outflows of resources	<u>447,971</u>	<u>-</u>	<u>447,971</u>
Liabilities			
Accounts payable	399,408	49,486	448,894
Accrued payroll and benefits	88,860	1,588	90,448
Accrued interest	170,826	17,075	187,901
Payable from restricted assets:			
Customer deposits	-	13,485	13,485
Long term debt:			
Due within one year	8,374,057	160,000	8,534,057
Due in more than one year	10,020,450	558,756	10,579,206
Net pension liability	1,110,294	-	1,110,294
Total liabilities	<u>20,163,895</u>	<u>800,390</u>	<u>20,964,285</u>
Deferred Inflows of Resources			
Deferred inflow - property taxes	371,144	-	371,144
Deferred inflow - pension related activity	65,951	-	65,951
Total deferred inflows of resources	<u>437,095</u>	<u>-</u>	<u>437,095</u>
Net Position			
Net investment in capital assets	9,265,500	3,160,558	12,426,058
Restricted :			
Capital projects	114,172	-	114,172
Debt service	7,674	167,031	174,705
Public safety	102,794	-	102,794
Parks and recreation	615,767	-	615,767
Community development	304,531	-	304,531
Fewson trust (non-expendable)	581,940	-	581,940
Unrestricted	4,927,408	898,030	5,825,438
Total net position	<u>\$ 15,919,786</u>	<u>\$ 4,225,619</u>	<u>\$ 20,145,405</u>

CITY OF PARKVILLE, MISSOURI
Statement of Activities
For the Year Ended December 31, 2020

<u>Functions/Programs</u>	<u>Program Revenues</u>				<u>Net (Expense) Revenue and Changes in Net Position</u>		
	<u>Expenses</u>	<u>Operating</u>		<u>Capital</u>	<u>Primary Government</u>		
		<u>Charges for Services</u>	<u>Grants and Contributions</u>	<u>Grants and Contributions</u>	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
Primary government:							
Governmental activities							
General government	\$ 1,706,346	\$ 874,098	\$ -	\$ -	\$ (832,248)	\$ -	\$ (832,248)
Public safety	1,776,629	17,264	13,250	-	(1,746,115)	-	(1,746,115)
Public works	2,027,324	28,397	217,973	1,119,458	(661,496)	-	(661,496)
Parks and recreation	881,126	61,408	349,216	-	(470,502)	-	(470,502)
Community development	1,220,691	-	-	-	(1,220,691)	-	(1,220,691)
Interest on long-term debt	603,306	-	-	-	(603,306)	-	(603,306)
Total governmental activities	<u>8,215,422</u>	<u>981,167</u>	<u>580,439</u>	<u>1,119,458</u>	<u>(5,534,358)</u>	<u>-</u>	<u>(5,534,358)</u>
Business-type activities							
Sewer	1,739,032	1,510,656	-	22,571	-	(205,805)	(205,805)
Total business-type activities	<u>1,739,032</u>	<u>1,510,656</u>	<u>-</u>	<u>22,571</u>	<u>-</u>	<u>(205,805)</u>	<u>(205,805)</u>
Total primary government	<u>\$ 9,954,454</u>	<u>\$ 2,491,823</u>	<u>\$ 580,439</u>	<u>\$ 1,142,029</u>	<u>(5,534,358)</u>	<u>(205,805)</u>	<u>(5,740,163)</u>

General revenues:

Taxes:

Property taxes, levied for general purpose	1,427,140	-	1,427,140
Property taxes, levied for debt service	432,620	-	432,620
Sales taxes	2,567,205	-	2,567,205
Franchise taxes	783,913	-	783,913
Intergovernmental activity taxes	215,102	-	215,102
Other taxes	1,146	-	1,146
Unrestricted investment earnings	24,771	2,957	27,728
Gain on sale of assets	2,699,458	-	2,699,458
Miscellaneous	81,082	10,500	91,582
Total general revenues	<u>8,232,437</u>	<u>13,457</u>	<u>8,245,894</u>
Change in net position	2,698,079	(192,348)	2,505,731
Net position, beginning of year	13,221,707	4,417,967	17,639,674
Net position, end of year	<u>\$ 15,919,786</u>	<u>\$ 4,225,619</u>	<u>\$ 20,145,405</u>

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI
Balance Sheet - Governmental Funds
December 31, 2020

	General	Transportation Sales Tax Fund	Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets					
Cash and investments	\$ 2,081,216	\$ -	\$ -	\$ 2,094,631	\$ 4,175,847
Receivables:					
Taxes	237,966	64,117	-	81,043	383,126
Special assessments	-	-	2,525,500	-	2,525,500
Accounts and other	207,263	-	-	-	207,263
Creekside receivables	5,600,000	-	-	-	5,600,000
Due from other governments	144,482	11,490	-	-	155,972
Due from other funds	67,279	-	-	-	67,279
Prepays, deposits and other assets	194,398	-	-	-	194,398
Restricted cash and investments	-	91,762	7,433,940	599,230	8,124,932
Total Assets	\$ 8,532,604	\$ 167,369	\$ 9,959,440	\$ 2,774,904	\$ 21,434,317
Liabilities					
Accounts payable	\$ 184,379	\$ 70,487	\$ -	\$ 144,542	\$ 399,408
Accrued payroll and benefits	88,860	-	-	-	88,860
Due to other funds	-	-	67,279	-	67,279
Total Liabilities	273,239	70,487	67,279	144,542	555,547
Deferred inflows of resources					
Unavailable revenues:					
Creekside receivables	5,600,000	-	-	-	5,600,000
Grants	137,908	-	-	-	137,908
Special assessments and property taxes	198,430	-	2,634,844	100,929	2,934,203
	<u>5,936,338</u>	<u>-</u>	<u>2,634,844</u>	<u>100,929</u>	<u>8,672,111</u>
Fund balances:					
Nonspendable:					
Prepaid items	194,398	-	-	-	194,398
Fewson trust	-	-	-	581,940	581,940
Restricted:					
Capital projects	-	96,882	-	17,290	114,172
Debt service	-	-	7,257,317	-	7,257,317
Public safety	-	-	-	102,794	102,794
Parks and recreation	-	-	-	615,767	615,767
Community development	-	-	-	304,531	304,531
Committed:					
Emergency reserve	1,332,108	-	-	-	1,332,108
Assigned:					
Capital projects	-	-	-	907,111	907,111
Unassigned	796,521	-	-	-	796,521
Total fund balance	2,323,027	96,882	7,257,317	2,529,433	12,206,659
Total liabilities, deferred inflows of resources and fund balances	\$ 8,532,604	\$ 167,369	\$ 9,959,440	\$ 2,774,904	\$ 21,434,317

See accompanying notes to the basic financial statements

**CITY OF PARKVILLE, MISSOURI
Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Position
December 31, 2020**

Fund balances of governmental funds	\$	12,206,659
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Long-term note receivable and special assessments are not available to pay for current period expenditures and are therefore deferred in the fund statements		8,163,059
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental fund statements.		14,705,767
Revenues in the statement of activities that do not provide current financial resources are reported as unavailable revenue in the governmental funds.		137,908
Deferred charges on refunding are not due and payable in the current period and therefore are not reported in the governmental fund statements		18,292
Deferred outflows and inflows related to pension activity are not required to be reported in the governmental funds but are required to be reported in the Statement of Net Position		363,728
Liabilities for interest on long-term debt are recognized only when due in the governmental fund statements but are accrued in the government-wide statements.		(170,826)
The net pension liability is not due and payable and therefore is not recorded in the governmental fund statements.		(1,110,294)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items:		
Long-term liabilities		(18,394,507)
Net position of governmental activities	<u>\$</u>	<u>15,919,786</u>

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI
Statement of Revenues, Expenditures and
Changes in Fund Balances - Governmental Funds
For the Year Ended December 31, 2020

	General	Transportation Sales Tax Fund	Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:					
Taxes	\$ 3,096,238	\$ 462,949	\$ 432,621	\$ 1,220,215	\$ 5,212,023
Intergovernmental	374,531	493,550	125,906	215,102	1,209,089
Charges for services	15,188	-	-	289	15,477
Fines and forfeitures	61,118	-	-	-	61,118
Licenses and permits	560,588	-	-	-	560,588
Special assessments	-	-	416,135	-	416,135
Grants and donations	-	7,881	-	202,578	210,459
Charges for sewer administration	280,000	-	-	-	280,000
Interest	5,947	-	12,170	6,654	24,771
Other	140,965	4,101	-	-	145,066
Total Revenues	4,534,575	968,481	986,832	1,644,838	8,134,726
Expenditures:					
Current:					
General government	1,506,528	-	-	-	1,506,528
Public safety	1,547,853	-	-	10,122	1,557,975
Public works	726,978	-	-	-	726,978
Parks and recreation	499,904	-	-	293,752	793,656
Community development	518,654	-	-	655,245	1,173,899
Capital outlay	-	884,465	-	427,057	1,311,522
Debt service:					
Principal	-	-	1,371,300	-	1,371,300
Interest and fiscal charges	-	-	590,368	-	590,368
Total Expenditures	4,799,917	884,465	1,961,668	1,386,176	9,032,226
Excess of Revenues Over (Under) Expenditures	(265,342)	84,016	(974,836)	258,662	(897,500)
Other financing sources (uses):					
Transfers in	40,000	30,779	635,962	537,305	1,244,046
Transfers out	(900,397)	(213,140)	-	(130,509)	(1,244,046)
Sale of assets	399,458	-	-	-	399,458
Refunding bond proceeds	-	-	6,725,000	-	6,725,000
Proceeds from lease	-	79,700	-	-	79,700
Total Other Financing Sources (Uses)	(460,939)	(102,661)	7,360,962	406,796	7,204,158
Net change in fund balances	(726,281)	(18,645)	6,386,126	665,458	6,306,658
Fund balances, beginning of year	3,049,308	115,527	871,191	1,863,975	5,900,001
Fund balances, end of year	<u>\$ 2,323,027</u>	<u>\$ 96,882</u>	<u>\$ 7,257,317</u>	<u>\$ 2,529,433</u>	<u>\$ 12,206,659</u>

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances -
Governmental Funds to the Statement of Activities
For the Year Ended December 31, 2020

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

Net change in fund balances - total governmental funds	\$ 6,306,658
<p>Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.</p>	
Capital outlay costs in excess of capitalization threshold	423,323
Depreciation	(529,517)
Donated capital assets	534,684
<p>Long-term assets held for redevelopment are not reported in the</p>	
Gain on disposal of land held for redevelopment	2,300,000
<p>Revenues in the statement of activities that do not provide current financial resources are reported as deferred inflows in the governmental funds.</p>	
Special assessments, notes receivable, and grants	(455,367)
<p>The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position.</p>	
Principal payments on long-term debt	1,371,300
Proceeds from bonds	(6,725,000)
Proceeds from lease	(79,700)
Changes in unamortized bond issuance premium and deferred charges	22,130
Changes in accrued interest expense	(35,068)
<p>Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.</p>	
Change in compensated absences and net pension liability	(435,364)
Change in net position of governmental activities	\$ 2,698,079

See accompanying notes to the basic financial statements

Exhibit E

CITY OF PARKVILLE, MISSOURI
Statement of Net Position
Proprietary Fund
December 31, 2020

	Sewer Fund
Assets	
Current assets:	
Cash and investments	\$ 785,004
Receivables, net:	
Accounts and other	181,175
Restricted cash and investments	180,516
Total current assets	1,146,695
Noncurrent assets:	
Capital assets:	
Not being depreciated	59,975
Being depreciated, net of depreciation	3,819,339
Total noncurrent assets	3,879,314
Total assets	5,026,009
Liabilities	
Current liabilities:	
Accounts payable	49,486
Accrued liabilities	1,588
Current liabilities (payable from restricted assets):	
Customer deposits	13,485
Interest payable	17,075
Current portion of bonds payable	160,000
Total current liabilities:	241,634
Long-term liabilities:	
Bonds payable	558,756
Total long-term liabilities:	558,756
Total liabilities	800,390
Net position	
Net investment in capital assets	3,160,558
Restricted net position for:	
Debt service	167,031
Unrestricted	898,030
Total net position	\$ 4,225,619

See accompanying notes to the basic financial statements

Exhibit F

CITY OF PARKVILLE, MISSOURI
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Fund
For the Year Ended December 31, 2020

	<u>Sewer Fund</u>
Operating revenues:	
Charges for services	\$ 1,510,656
Other	10,500
Total operating revenues	<u>1,521,156</u>
Operating expenses:	
Personnel services	26,300
Contractual services	363,597
Administrative fee	280,000
Depreciation	275,824
Repairs and maintenance	733,497
Other	29,709
Total operating expenses	<u>1,708,927</u>
Operating income	<u>(187,771)</u>
Nonoperating revenues (expenses):	
Intergovernmental revenues	22,571
Interest income	2,957
Interest expense	(30,105)
Total nonoperating revenues (expenses)	<u>(4,577)</u>
Change in net position	(192,348)
Total net position, beginning of year	<u>4,417,967</u>
Total net position, end of year	<u><u>\$ 4,225,619</u></u>

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI
Statement of Cash Flows
Proprietary Fund
For the Year Ended December 31, 2020

Exhibit G

	Sewer Fund
Cash flows from operating activities:	
Receipts from customers and others	\$ 1,520,603
Payments to suppliers	(1,524,496)
Payments to employees	(26,135)
Net cash provided by (used in) operating activities	(30,028)
Cash flows provided by noncapital financing activities:	
Intergovernmental revenues	22,571
Net cash flows provided by noncapital financing activities	22,571
Cash flows from investing activities:	
Interest received	2,957
Net cash flows provided by investing activities	2,957
Cash flows from capital and related financing activities:	
Interest and fiscal charges	(42,224)
Principal payments on long-term debt	(160,000)
Net cash flows provided by (used in) capital and related financing activities	(202,224)
Net change in cash and equivalents	(206,724)
Cash and equivalents, beginning of year	1,172,244
Cash and equivalents, end of year	\$ 965,520
Cash and investments reported on the Statement of Net Position	
Cash and investments	\$ 785,004
Restricted cash and investments	180,516
Total cash and investments	\$ 965,520
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:	
Operating income (loss)	\$ (187,771)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operations:	
Depreciation and amortization	275,824
Changes in:	
Receivables	(553)
Accounts payable	(117,693)
Accrued liabilities	165
Net cash provided by (used in) operating activities	\$ (30,028)

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI
Statement of Fiduciary Net Position
Fiduciary Fund
December 31, 2020

	<u>Custodial Fund</u>
	Municipal Court
Assets	
Cash and investments	\$ 21,187
Total assets	<u>21,187</u>
Liabilities	
Due to others	<u>21,187</u>
Total liabilities	<u>21,187</u>
Net Position	<u><u>\$ -</u></u>

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI
Statement of Changes in Fiduciary Net Position
Fiduciary Fund
For the Year Ended December 31, 2020

	Custodial Fund
	Municipal Court
Additions	
Deposits	\$ 84,538
Total Additions	84,538
Deductions	
Payments to others	84,538
Total deductions	84,538
Net changes in fiduciary net position	-
Net position - beginning	-
Net position - ending	\$ -

See accompanying notes to the basic financial statements

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

(1) Summary of Significant Accounting Policies

The City of Parkville, Missouri (the City) was incorporated on February 6, 1957. The City is a fourth class city and operates under a Mayor-Board of Aldermen form of government. The City Administrator is the chief administrative officer of the City. The City provides services to nearly 6,900 residents in many areas, including law enforcement, sewer services, community enrichment and development, and various social services.

The accounting and reporting policies of the City conform to generally accepted accounting principles (GAAP) in the United States of America applicable to local governments. The following represent the more significant accounting and reporting policies and practices of the City.

A. Financial Reporting Entity

In evaluating how to define the government for financial reporting purposes, management has considered all potential component units. Component units are separate legal entities which are included in the primary government's financial report. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The basic, but not only, criterion for including a potential component unit within the reporting entity is the City's financial accountability for the potential component unit. An entity is considered a component unit if City officials appoint a voting majority of the component unit's governing body and the City is able to impose its will upon the component unit. Additionally, if the entity provides specific financial benefits to or imposes specific financial burdens on the City, it may be considered a component unit.

This report includes the financial statements of the City (the primary government) and its blended component unit, the City of Parkville, Missouri Tax Increment Financing (TIF) Commission (the Commission). The Commission is governed by a board of which six members are appointed by the Mayor with the consent of the Board of Alderman, two members appointed by the school board whose district is in the boundary of the redevelopment area, and one member appointed by the affected taxing district. Although it is legally separate from the City, the Commission is reported as if it were part of the primary government because its sole function is to use TIF as a method to finance economic development through payments in lieu of taxes (PILOTS) and economic activity taxes (EATS). The Commission does not issue separate financial statements.

B. Basis of Presentation

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds).

Government-wide financial statements

The statement of net position and the statement of activities display information about the City, the primary government, as a whole. These statements distinguish between the *governmental* and *business-type activities* of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties. Expenses are specifically associated with a service, program, or department and are therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipients of the goods or services offered by the programs and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues are presented as general revenues. The comparison of program revenues and expenses identifies the extent to which each program is self-financing or draws from the general revenues of the City.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

Fund financial statements

Fund financial statements report detailed information about the City. The focus of governmental and proprietary fund financial statements is on major funds rather than reporting funds by type. Each major fund is presented in a separate column. Non-major funds are aggregated and presented in a single column.

GOVERNMENTAL FUNDS

Governmental Funds are those through which most governmental functions of the City are financed. The acquisition, use, and balances of the City's expendable financial resources and the related liabilities (other than those in Proprietary Funds) are accounted for through Governmental Funds. The measurement focus is upon determination of financial position and changes in financial position, rather than upon net income determination.

The following are the City's major governmental funds:

General Fund – the general fund of the City accounts for all financial transactions not accounted for in other funds. For financial reporting purposes, the City's Emergency Reserve Fund's activities are included in the General Fund.

Transportation Sales Tax Fund – This fund is used to account for revenues restricted for transportation purposes including the half-percent transportation sales taxes collected and a county tax distribution for capital improvements and the expenditures for the related items.

Debt Service Funds – This fund accounts for the accumulation of resources for, and the payment of, principal and interest on long-term obligations of the City.

The City reports the following fund types of nonmajor funds:

Special Revenue Funds - These funds account for specific revenue sources that are restricted for specified purposes.

Permanent Fund – This fund reports resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support City programs.

Capital Projects Fund – This fund is used to account for major capital improvement projects.

PROPRIETARY FUND

Proprietary Funds are used to account for the City's ongoing activities which are similar to those found in the private sector. The measurement focus is upon determination of net income, financial position, and changes in financial position.

The following is the City's major proprietary fund:

The Sewer Service Fund – This fund accounts for the provision of wastewater and sewer services to the general public. All activities necessary to provide such services are accounted for in this fund, including administration, operations, maintenance, financing and related debt service, and billing and collection.

FIDUCIARY FUND

The City maintains one custodial fiduciary fund, the Municipal Court, which accounts for court bonds paid by defendants. Since by definition these assets are being held for the benefit of a third party and cannot be used to support activities or obligations of the City, these funds are not incorporated into the government-wide statements.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

C. Basis of Accounting

Government-wide Financial Statements

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 when all eligibility requirements have been satisfied and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, sales tax, and donations. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. This is a similar approach to that used in the preparation of the proprietary fund financial statements but differs from the manner in which governmental fund financial statements are prepared. Therefore, the governmental fund financial statements include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

Governmental Fund Financial Statements

All governmental funds are accounted for using the modified accrual basis of accounting and the current financial resources measurement focus. Under this basis, revenues are recognized in the accounting period in which they become measurable and available. Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable.

Revenue Recognition

In applying the susceptible to accrual concept under the modified accrual basis, certain revenue sources are deemed both measurable and available (collectible within the current year or within 60 days after year-end to pay obligations of the current period). This includes property taxes, investment earnings and state-levied locally shared taxes (including motor vehicle fees). The City records property tax receivables at the time the lien attaches to the property. Reimbursements due for federally funded projects are accrued as revenue at the time the expenditures are made, or when received in advance, deferred until expenditures are made.

Other revenues, including licenses and permits, certain charges for services, and miscellaneous revenues, are recorded as revenue when received in cash because they are generally not measurable until actually received.

Expenditure Recognition

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Most expenditures are measurable and are recorded when the related fund liability is incurred. However, principal and interest on general long-term debt, which have not matured are recognized when due. Allocations of cost, such as depreciation and amortization, are not recognized in the governmental funds.

Proprietary Fund Financial Statements

The economic resources measurement focus and the accrual basis of accounting are utilized by the proprietary funds. Under this basis of accounting, revenues are recognized when earned and expenses are recorded when liabilities are incurred. All assets and liabilities (whether current or noncurrent) associated with a proprietary fund's activities are included on its statement of net position and statement of activities. Operating revenues and expenses for proprietary funds are those that result from providing services and producing and delivering goods and/or services. All other revenues and expenses are considered nonoperating.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

D. Cash and Investments

Missouri State Statutes authorize the City, with certain restrictions, to deposit funds in open accounts, time deposits, investment pools and certificates of deposit. Statutes also require that collateral pledged must have a fair value equal to 100% of the funds on deposit, less insured amounts. Collateral securities must be held by the City or an independent third party and must be of the kind prescribed by State Statutes and approved by the State.

The City maintains and controls a cash pool in which a majority of the City's funds share. Each fund's portion of the pool is displayed on their respective balance sheet or statement of net position as "cash and investments". The City's cash and investments are primarily considered to be cash on hand, amounts in demand deposits, and certificates of deposits. Interest earned on demand deposits is allocated to the various funds on the basis of average month-end balances.

For purposes of the statement of cash flows, short-term investments, and certificates of deposit with a maturity date within three months of the date acquired by the City, if any, are considered cash equivalents.

E. Accounts Receivable

Accounts receivable result primarily from miscellaneous services provided to citizens accounted for in the Governmental Funds and Sewer Fund net of an allowance for doubtful accounts.

F. Special Assessments Receivable

Special assessments receivable reflects the property taxes collectible by the City for the purpose of repaying certain Special Assessment debt held by the City. The amount collectible by the City is reduced each year as the taxes are levied against the property and, subsequently, collected by the City.

G. Prepaid Items

Certain payments reflect costs applicable to future accounting periods and are recorded as prepaid items.

H. Capital Assets

Capital assets, which include property, equipment, and infrastructure assets (i.e., roads, streets lights, storm sewers, etc.) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are charged to expenditures as purchased in the governmental fund statements and capitalized in the proprietary fund statements. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated assets are recorded at estimated fair value as of the date of the donation.

As the City is a Phase III government under Governmental Accounting Standards Board (GASB) Statement No. 34, it has elected to exercise its option to forego retroactively reporting governmental infrastructure assets acquired prior to December 31, 2003. Governmental infrastructure assets on the statement of net position include only infrastructure capital assets acquired subsequent to December 31, 2003.

Capital assets are defined by the City as assets with an initial, individual cost of \$2,500 or more and an estimated useful life of greater than one year. Additions or improvements and other capital outlays that significantly extend the useful life of an asset, or that significantly increase the capacity of an asset are capitalized. Other costs incurred for repairs and maintenance is expensed as incurred. Fully depreciated capital assets are included in their respective accounts until their disposal.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

Depreciation on exhaustible assets is recorded as an allocated expense in the Statement of Activities with accumulated depreciation reflected in the Statement of Net Position and is provided on the straight-line basis over the following estimated useful lives:

Infrastructure	20 – 40 years
Buildings and improvements	20 – 40 years
Equipment and vehicles	5 – 10 years
Sewer plant and collection systems	20 – 50 years

I. Compensated Absences

Under terms of the City's personnel policy, City employees are granted vacation in varying amounts. Vacation days are required to be taken within the current or following calendar year in which earned. In the event of retirement or termination, an employee is paid for unused vacation days.

Vested or accumulation vacation is accounted for as follows:

Governmental Funds - The accumulated liabilities for employee vacation is recorded in the governmental activities column of the government-wide financial statements.

J. Deferred Outflows/inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two items that qualify for reporting in this category. The first item is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunding or refunded debt. The second item results from actuarial assumption changes, the change in actual and projected experience, and pension contributions made by the City subsequent to the pension valuation date. The contribution amount will be applied during the next fiscal year while the changes in actual versus projected amounts and change in assumptions will be amortized over five to seven years.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two types of items, which arises under the accrual and modified accrual basis of accounting, which qualify for reporting in this category. The first one relates to changes in assumptions, the change in actual and projected experience in calculating the pension liability, and the difference between actual and projected earnings in calculating the net pension liability. The second item, unavailable revenue, is reported in both the statement of net position and in the governmental funds balance sheet. The governmental funds report unavailable revenues related to taxes, note receivable, and special assessments, fees, and grants. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

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

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

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K. Interfund Activity

Loans – amounts provided with a requirement for repayment. Interfund loans are reported as interfund receivables (i.e., due from other funds) in lender funds and interfund payables (i.e. due to other funds) in borrower funds.

Services provided and used – sales and purchases of goods and services between funds for a price approximating their fair value. Interfund services provided and used are reported as revenues in funds providing the good or service and expenditures or expenses in the fund purchasing the good or service. Unpaid amounts are reported as interfund receivables and payables in the fund balance sheets or statement of net position.

The General fund provides administrative and other support services for the Sewer fund. Amounts charged to the Sewer fund for such services were \$280,000 for the year ended December 31, 2020.

Reimbursements – repayments from the funds responsible for particular expenditures or expenses to the funds that initially paid for them. Reimbursements are reported as expenditures in the reimbursing fund and as a reduction of expenditures in the reimbursed fund.

Transfers – flows of assets (such as cash or goods) without equivalent flows of assets in return and without a requirement for repayment. In governmental funds, transfers are reported as other financing uses in the funds making transfers and as other financing sources in the funds receiving transfers.

L. Fund Balances

In the fund financial statements, governmental funds report the following fund balance classifications:

Non-Spendable – This consists of amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact.

Restricted – This consists of amounts where constraints are placed on the use of those resources which are either externally imposed by creditors, grantors, contributors, laws, or regulations of other governments, or imposed by law through constitutional provisions or enabling legislation.

Committed – This consists of amounts which can only be used for specific purposes determined by a formal action of passing an ordinance or resolution by the Board of Aldermen, the City's highest level of decision-making authority. Any changes or removal of specific purpose requires the same action by the Board of Aldermen.

Assigned – This consists of amounts which are constrained by City management's intent to be used for a specific purpose but do not meet the criteria to be classified as committed. In accordance with the approved City policy only the Board of Alderman has the authority to assign amounts for a specific purpose in this category.

Unassigned – This consists of the residual fund balance that does not meet the requirements for the non-spendable, restricted, committed, or assigned classifications. A positive unassigned fund balance is only possible in the general fund.

The City has a fund balance policy that provides guidance for programs with multiple revenue sources. The policy is to use restricted resources first when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. For purposes of fund balance classification expenditures are to be spent from restricted fund balance first, followed in order by committed fund balance, assigned fund balance and lastly unassigned fund balance.

Per policy, the general fund balance should be no less than 5% of general fund appropriations for the succeeding fiscal year in order to provide adequate cash flow and emergency cash funding. The City will endeavor to maintain a general fund balance of 15% of general fund appropriations for the succeeding fiscal year. Amounts over 15% may be transferred into the emergency reserve fund.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

M. Net Position Classifications

In the government-wide statements, equity is shown as net position and classified into three components:

- (1) Net investment in capital assets – consisting of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgage notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- (2) Restricted net position – consisting of net position with constraints placed on their use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The City first utilizes restricted resources to finance qualifying activities.
- (3) Unrestricted net position – All other net position that do not meet the definition of “restricted” or “net investment in capital assets.”

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government’s policy to consider restricted net position to have been depleted before unrestricted net position is applied.

N. Use of Estimates

The preparation of the basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

O. Adoption of New Accounting Standards

The City adopted GASB Statement No. 84, *Fiduciary Activities*. This statement improves guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The statement establishes criteria for identifying fiduciary activities, with the focus of the criteria on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. An activity meeting the criteria should be reported in a fiduciary fund

P. Expenditures in excess of Budget

In violation of the budget ordinance, actual expenditures and transfers out exceeded budgeted appropriations in the Brush Creek Debt Service Fund by \$76,257 and Brink Meyer Debt Service Fund by \$59,358.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

(2) Cash and Investments

A reconciliation of cash and investments as shown on the government-wide statement of net position and statement of fiduciary net position is as follows:

Cash on hand	\$	331
Demand deposits		5,466,863
Certificates of deposits		353,480
US treasuries and agency securities		50,038
Restricted cash equivalents held in trust		7,416,674
		\$ 13,287,386

	Government-wide statement of net position	Fiduciary funds statement of assets and liabilities	Total
Cash and investments	\$ 4,960,851	\$ 21,187	\$ 4,982,038
Restricted cash and investments	8,305,448	-	8,305,448
	\$ 13,266,299	\$ 21,187	\$ 13,287,486

Custodial Credit Risk

The custodial credit risk for deposits is the risk that, in the event of failure of a depository financial institution, the City will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is that, in the event of the failure of a counterparty to a transaction, the City will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. The City's policy is to collateralize deposits with securities held by the financial institution's agent and in the City's name.

As of December 31, 2020, the City's deposits were insured with Federal depository insurance, with the remaining uninsured balance collateralized by securities held in the City's name by their financial institution's agent. Accordingly, management has determined that none of the City's deposits were exposed to custodial credit risk as of December 31, 2020.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The City structures the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity and by investing operating funds primarily in shorter-term securities. The City has elected to use the segmented time distribution method of disclosure for its interest rate risk.

Fair Value Measurements

The City categorizes its fair value measurements within the fair value hierarchy established by general accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted in active markets for identical assets; Level 2 inputs are significant other observable inputs such as third party pricing services for identical assets; Level 3 inputs are significant unobservable inputs.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

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

<u>Investment</u>	<u>Level 1</u>
Federal Home Loan Bank	\$ 50,038

All of the City's investments are classified as Level 1 of the fair value hierarchy using prices quoted in active markets for those securities.

(3) Tax Revenues and Taxes Receivable

The City's property taxes are levied and recorded each November 1 on the assessed value as of the prior January 1 for all property located in the City and are delinquent on January 1 (the lien date) following the levy date. Assessed values are established by county assessors, subject to review by the county's Board of Equalization. The assessed value of local property at January 1, 2019, was \$254,326,100.

The City is permitted by the Missouri State Constitution to levy (without a vote of two-thirds of the voting electorate) taxes up to \$1.00 per \$100 of assessed valuation for general governmental services other than the payment of principal and interest on long-term debt. The City's property tax levies per \$100 of assessed valuation for the year in which the revenues were earned were as follows:

<u>Fund</u>	<u>Levy</u>
General Fund	\$ 0.4612
General Revenue- Temporary	0.1759
	\$ 0.6371

Tax revenues for the year ended December 31, 2020 consisted of the following:

	<u>Property Taxes</u>	<u>Sales Taxes</u>	<u>Franchise Taxes</u>	<u>Other Taxes</u>	<u>Total</u>
Major governmental funds:					
General	\$ 1,342,809	\$ 969,516	\$ 783,913	\$ -	\$ 3,096,238
Transportation Sales Tax	-	462,949	-	-	462,949
Debt Service	432,621	-	-	-	432,621
Nonmajor funds	84,329	1,134,740	-	1,146	1,220,215
	\$ 1,859,759	\$ 2,567,205	\$ 783,913	\$ 1,146	\$ 5,212,023

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

Taxes receivable represent property, sales, and franchise taxes, including interest and penalties, reduced by an appropriate allowance for uncollectable taxes. Taxes receivable consisted of the following at December 31, 2020:

	Sales Taxes	Franchise Taxes	Total
Major governmental funds:			
General	\$ 132,877	\$ 105,089	\$ 237,966
Transportation Sales Tax	64,117	-	64,117
Nonmajor funds	81,043	-	81,043
	\$ 278,037	\$ 105,089	\$ 383,126

(4) Intergovernmental Revenues/Receivables

Intergovernmental revenues for the year ended December 31, 2020 consisted of the following:

	General	Transportation Sales Tax	Debt Service	Nonmajor Funds	Total
Grants - Federal, State and Local	\$ 296,782	\$ -	\$ -	\$ -	\$ 296,782
State:					
Motor vehicle taxes and fees	77,749	140,224	-	-	217,973
Local:					
Special road district	-	160,066	-	-	160,066
County transportation	-	193,260	-	-	193,260
Economic activity taxes	-	-	-	215,102	215,102
9 Hwy CID	-	-	125,906	-	125,906
Total intergovernmental revenues	\$ 374,531	\$ 493,550	\$ 125,906	\$215,102	\$ 1,209,089

Amounts due from other governments at December 31, 2020, were as follows:

	General	Transportation Sales Tax	Total
Motor vehicle taxes and fees	\$ 6,574	\$ 11,490	\$ 18,064
Grants - federal	137,908	-	137,908
Total due from other governments	\$144,482	\$ 11,490	\$155,972

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

(5) Interfund Activity

Transfers between funds for the year ended December 31, 2020 were as follows:

	<u>Transfers Out:</u>			
	<u>General</u>	<u>Transportation Sales Tax</u>	<u>Nonmajor Governmental Funds</u>	<u>Total</u>
Transfers In:				
Governmental activities:				
General	\$ -	\$ -	\$ 40,000	\$ 40,000
Transportation Sales Tax	30,779	-	-	30,779
Debt Service	422,822	213,140	-	635,962
Nonmajor Governmental Funds	<u>446,796</u>	<u>-</u>	<u>90,509</u>	<u>537,305</u>
Total	<u>\$ 900,397</u>	<u>\$ 213,140</u>	<u>\$ 130,509</u>	<u>\$ 1,244,046</u>

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, and (2) to use unrestricted revenues collected in a fund used to finance various programs and debt service payments accounted for in other funds in accordance with budgetary authorizations. Any transfers within the governmental funds or within the proprietary funds have been eliminated in the government-wide statement of activities.

Interfund receivable and payable balances as of December 31, 2020 were as follows:

	<u>Due to:</u>
	<u>General</u>
Due from:	
Debt Service	<u>\$ 67,279</u>

Amounts due to the General Fund represent advances for short-term cash flow needs.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

(6) Capital Assets

A summary of the changes in capital assets for the year ended December 31, 2020 is as follows:

	December 31, 2019	Additions	Deletions	December 31, 2020
Governmental activities:				
Capital assets, not being depreciated				
Land	\$ 2,719,880	\$ -	\$ -	\$ 2,719,880
Total capital assets, not being depreciated	2,719,880	-	-	2,719,880
Capital assets, being depreciated				
Buildings and improvements	4,682,779	207,631	-	4,890,410
Equipment and vehicles	2,419,871	215,692	-	2,635,563
Infrastructure	10,258,764	534,684	-	10,793,448
Total capital assets being depreciated	17,361,414	958,007	-	18,319,421
Less accumulated depreciation for:				
Buildings and improvements	1,661,316	128,456	-	1,789,772
Equipment and vehicles	2,111,009	138,053	-	2,249,062
Infrastructure	2,031,692	263,008	-	2,294,700
Total accumulated depreciation	5,804,017	529,517	-	6,333,534
Total capital assets being depreciated, net	11,557,397			11,985,887
Governmental activities capital assets, net	\$ 14,277,277			\$ 14,705,767

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

	December 31, 2019	Additions	Deletions	December 31, 2020
Business-type activities:				
Capital assets, not being depreciated				
Land	\$ 59,975	\$ -	\$ -	\$ 59,975
Total capital assets, not being depreciated	59,975	-	-	59,975
Capital assets, being depreciated				
Buildings and improvements	5,503,734	-	-	5,503,734
Equipment and vehicles	320,659	-	-	320,659
Infrastructure	3,709,528	-	-	3,709,528
Total capital assets being depreciated	9,533,921	-	-	9,533,921
Less accumulated depreciation for:				
Buildings and improvements	3,964,891	187,554	-	4,152,445
Equipment and vehicles	297,689	12,614	-	310,303
Infrastructure	1,176,178	75,656	-	1,251,834
Total accumulated depreciation	5,438,758	275,824	-	5,714,582
Total capital assets being depreciated, net	4,095,163			3,819,339
Business-type activities capital assets, net	\$ 4,155,138			\$ 3,879,314

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

Governmental activities:

General government	\$ 115,282
Public safety	18,861
Public works	332,405
Parks and recreation	55,700
Community development	7,269
Total depreciation expense for governmental activities	\$ 529,517

Business-type activities:

Sewer	\$ 275,824
Total depreciation expense for business-type activities	\$ 275,824

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

(7) Long Term Debt

A summary of the changes in long term debt for the year ended December 31, 2020 is as follows:

	Beginning of Year	Adjustments/ Additions	Adjustments/ Retirements	End of Year	Due Within One Year
Governmental Activities:					
Limited general obligation bonds:					
Series 2010 - River Park	\$ 315,000	\$ -	\$ 315,000	\$ -	\$ -
Series 2014A - Brush Creek	4,730,000	-	230,000	4,500,000	4,500,000
Series 2014B - Brink Meyer	3,240,000	-	155,000	3,085,000	3,085,000
Premium on issuance	363,135	-	25,097	338,038	-
Series 2020A - Brush Creek	-	3,995,000	-	3,995,000	-
Series 2020B - Brink Meyer	-	2,730,000	-	2,730,000	-
	<u>8,648,135</u>	<u>6,725,000</u>	<u>725,097</u>	<u>14,648,038</u>	<u>7,585,000</u>
Certificates of participation	2,397,321	-	361,800	2,035,521	388,809
Lease purchase agreement	1,856,700	79,700	309,500	1,626,900	316,200
* Compensated absences	<u>68,028</u>	<u>16,020</u>	<u>-</u>	<u>84,048</u>	<u>84,048</u>
Total Governmental Activities	<u>12,970,184</u>	<u>6,820,720</u>	<u>1,396,397</u>	<u>18,394,507</u>	<u>8,374,057</u>
Business-type Activities:					
Revenue bonds	855,000	-	160,000	695,000	160,000
Premium on issuance	<u>31,675</u>	<u>-</u>	<u>7,919</u>	<u>23,756</u>	<u>-</u>
Total Business-type Activities	<u>886,675</u>	<u>-</u>	<u>167,919</u>	<u>718,756</u>	<u>160,000</u>
Total Primary Government	<u>\$ 13,856,859</u>	<u>\$ 6,820,720</u>	<u>\$ 1,564,316</u>	<u>\$ 19,113,263</u>	<u>\$ 8,534,057</u>

* Primarily liquidated by the General fund in prior years.

A. Limited General Obligation Bonds

The City has issued special limited general obligation bonds to provide funds for the acquisition and construction of certain neighborhood improvement projects. Financing is provided by special assessments levied within the respective Districts. Special general obligation bonds are direct obligations and pledge the full faith and credit of the City. The City's limited general obligation bonds as of December 31, 2020 are as follows:

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

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Series 2014A - Neighborhood Improvement District - Limited General Obligation Bonds (Brush Creek Drainage Area Neighborhood Improvement Project); due in annual installments through March 1, 2034; interest at 3.0% to 4.0%. See crossover refunding note below.	\$ 4,500,000
Series 2014B - Neighborhood Improvement District - Limited General Obligation Bonds (Brink Meyer Road Neighborhood Improvement Project); due in annual installments through March 1, 2034; interest at 3.0% to 3.25%. See crossover refunding note below.	3,085,000
Series 2020A - Taxable Neighborhood Improvement District - Limited General Obligation Refunding Bonds (Brush Creek Drainage Area Neighborhood Improvement Project); due in annual installments through March 1, 2034; interest at 0.7% to 2.0%	3,995,000
Series 2020B - Taxable Neighborhood Improvement District - Limited General Obligation Refunding Bonds (Brink Meyer Road Neighborhood Improvement Project); due in annual installments through March 1, 2034; interest at 0.7% to 2.0%	<u>2,730,000</u>
Total limited general obligation bonds	<u>\$ 14,310,000</u>

Crossover Refunding

In June 2020, the City issued \$3,995,000 Series 2020A, Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds (Brush Creek Drainage Area Neighborhood Improvement Project) Bonds (2020A bonds). The 2020A Bonds have been structured as a crossover advance refunding. Net proceeds of the bonds along with available Series 2014A bond trust funds totaling \$4,300,413 were deposited in trust with an escrow agent to 1) pay the interest on the Series 2020A Bonds to and including March 1, 2021, the anticipated call date of the Series 2014A Bonds and 2) redeem the Series 2014A refunded maturities on the anticipated call date of March 1, 2021 at a price of par plus accrued interest.

The City issued the 2020A bonds to reduce its net debt service payments by approximately \$685,259 which resulted in a net economic gain of \$611,747.

In June 2020, the City issued \$2,730,000 Series 2020B, Taxable Neighborhood Improvement District Limited General Obligation Refunding Bonds (Brink Meyer Road Neighborhood Improvement Project) Bonds (2020B bonds). The 2020B Bonds have been structured as a crossover advance refunding. Net proceeds of the bonds along with available Series 2014B bond trust funds totaling \$2,949,228 were deposited in trust with an escrow agent to 1) pay the interest on the Series 2020B Bonds to and including March 1, 2021, the anticipated call date of the Series 2014B Bonds and 2) redeem the Series 2014B refunded maturities on the anticipated call date of March 1, 2021 at a price of par plus accrued interest.

The City issued the 2020B bonds to reduce its net debt service payments by approximately \$681,070 which resulted in a net economic gain of \$605,627.

On March 1, 2021, the 2014A and 2014B bonds were redeemed in accordance with the crossover refunding.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

Land Held For Development

In 2015, the City began the required special assessment levy on the property owners within the Brush Creek Drainage Area Neighborhood Improvement (Brush Creek NID) and the Brink Meyer Road Neighborhood Improvement District (Brink Meyer NID).

The City has taken legal actions against certain properties located within the Brush Creek and Brink Meyer NIDs related to delinquent special assessments on those properties. As a result, the City has acquired certain properties through conveyance and the judicial foreclosure process. City management has estimated the acquisition value of the acquired properties and has recorded these amounts as "Land held for redevelopment". These properties are no longer subject to Brush Creek NID and/or the Brink Meyer Road NID special assessments.

A summary of the changes in land held for redevelopment is as follows:

	December 31, 2019	Additions	Deletions	December 31, 2020
Land held for redevelopment	<u>\$ 1,300,000</u>	<u>\$ -</u>	<u>\$ 1,300,000</u>	<u>\$ -</u>

The Brush Creek and Brink Meyer NID's originally scheduled annual special assessments necessary to meet the Series 2014A and 2014B debt service requirements was approximately \$670,000. Currently, the anticipated annual collections of special assessments are scheduled to be approximately \$255,000. During the year ended December 31, 2020, the City transferred \$422,822 from the General Fund to the Debt Service Fund to cover the shortfall of special assessments necessary to meet the 2014A and 2014B debt service requirements.

Tract IX Purchase Agreement – Meadows at Creekside

On March 5, 2019, the City entered into a Real Estate Purchase Agreement (Agreement) to sell approximately 70 acres of land held for development to a developer for a total purchase price of \$4,800,000. The agreement provides for the acquisition of the property in two phases. The initial portion (Phase I) of the property to be acquired is approximately 35 acres. The second portion (Phase II) of the property to be acquired is approximately 35 acres.

The purchase price for Phase I is \$2,400,000 and is payable with \$400,000 due at the Phase I closing and the execution of a Promissory Note of \$2,000,000 delivered by the Meadows at Creekside Community Improvement District (the CID) (Phase I closing was completed in 2019). The Promissory Note is payable solely from the proceeds of special assessments levied by the CID and secured by a second deed of trust.

The purchase price for Phase II is \$2,400,000 and is payable with \$400,000 due at the Phase II closing and the execution of a Promissory Note delivered by the CID (Phase II closing occurred in 2020). The Promissory Note is payable solely from the CID special assessments and secured by a second deed of trust. The Promissory Note is payable solely from the proceeds of special assessments levied by the CID and secured by a second deed of trust.

The CID special assessments are anticipated to begin in 2021. Payments on the promissory notes are scheduled to be \$300,000 per year up to a total of the outstanding note balances. At December 31, 2020, the outstanding balance of the related notes receivable totaled \$4,000,000.

CITY OF PARKVILLE, MISSOURI

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December 31, 2020

Tract I Purchase Option – Creekside Industrial

In November 2020, the Developer exercised the Tract I Purchase Option. Under the Tract I Purchase Option, the Developer and City entered into a purchase and sale agreement (Tract I Purchase Agreement). The Tract I Purchase Agreement set the purchase price at \$1,600,000. Beginning January 1, 2022 and ending December 31, 2025, the City will receive \$100,000 per year from the Hotel Special Assessment. Beginning January 1, 2026, the amount increases to \$150,000 per year. In any year the contribution falls short, the Developer will pay the difference. In any year, the contribution from the Hotel Special Assessment falls short, or the Developer's failure to pay the difference, the City shall receive \$100,000 each year from available sources in the Creekside Incentive Fund. All payments will be deducted from the \$1,600,000 purchase and sale agreement receivable. At December 31, 2020, the outstanding balance of the purchase and sale agreement receivable totaled \$1,600,000.

B. Certificates of Participation

During fiscal year 2015, the City issued \$3,383,722 Refunding Certificates of Participation to current refund the 2006 Certificates of Participation issued for the purpose of constructing City Hall, public parking lot and certain other capital improvements within the City. A temporary tax levy was approved to fund a portion of the debt service payments. Principal and interest payments are due semi-annually beginning on September 1, 2016 through March 1, 2027 with principal payments ranging from \$139,867 to \$444,872, with an interest rate of 2.24%. The outstanding balance at December 31, 2020, is \$2,035,521.

C. Lease Purchase Agreement

During fiscal year 2017, the City entered into a lease purchase agreement for \$2,353,700 for the purpose of transportation related capital improvements. Principal and interest payments are due semi-annually beginning on September 1, 2017 through March 1, 2022 with principal payments ranging from \$194,100 to \$1,310,700, with an interest rate of 2.19%. On February 27, 2020, the lease purchase agreement was amended providing additional funds of \$79,700 and to restructure the scheduled note maturities due to the unanticipated delays in the project and receipt of the related funding as it was projected that the federal funds would be available to the City to be used for the originally scheduled March 1, 2020 debt service payment of \$1,329,800. The outstanding balance at December 31, 2020, is \$1,626,900.

Portions of the proceeds of the lease purchase agreement (\$1,020,300) will be used to fund the Route 9 Project (the Project). The total costs of the Project have been estimated at \$3,484,000. The Project is currently in the engineering phase with the construction phase estimated to begin in 2021. The City has been awarded \$965,000 in federal funds and is anticipating \$1,734,500 in state funding for the construction costs of the Project. The state and federal funding sources requires a local match of \$784,500. To provide funding for the matching requirement, the City has entered into a cooperative agreement with the 9 Highway Corridor Community Improvement District (the District). The agreement provides for reimbursements to the City for certain costs associated with the Project payable from the District's 1% sales tax.

D. Revenue Bonds

The City issued Sewerage System Revenue Bonds (State Revolving Loan Fund (SRF)) Series 2004A in the original amount of \$2,750,000. The Series 2004A Sewerage System Revenue Bonds are special, limited obligations of the City payable solely from, and secured by a pledge of, the net revenues of the Sewer Fund. The bonds are due in annual installments of \$30,000 to \$170,000 through January 1, 2025 with interest ranging from 3.0% to 5.25%. The outstanding balance at December 31, 2020, is \$695,000.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

E. Future Debt Service Requirements

Year Ending December 31	Governmental Activities					
	Limited General Obligation Bonds - Series 2014A (Brush Creek)		Limited General Obligation Bonds - Series 2014 (Brink Meyer)		Limited General Obligation Refunding Bonds - Series 2020A (Brush Creek)	
	Principal	Interest	Principal	Interest	Principal	Interest
2021	\$ 4,500,000	\$ 80,419	\$ 3,085,000	\$ 65,144	\$ -	\$ 68,788
2022	-	-	-	-	285,000	56,061
2023	-	-	-	-	290,000	53,904
2024	-	-	-	-	290,000	51,439
2025	-	-	-	-	295,000	48,659
2026-2030	-	-	-	-	1,525,000	185,830
2031-2034	-	-	-	-	1,310,000	51,969
	<u>\$ 4,500,000</u>	<u>\$ 80,419</u>	<u>\$ 3,085,000</u>	<u>\$ 65,144</u>	<u>\$ 3,995,000</u>	<u>\$ 516,650</u>

Year Ending December 31	Governmental Activities					
	Limited General Obligation Refunding Bonds - Series 2020B (Brink Meyer)		Certificates of Participation Series 2015		Lease Purchase Agreement	
	Principal	Interest	Principal	Interest	Principal	Interest
2021	\$ -	\$ 47,074	\$ 388,809	\$ 41,241	\$ 316,200	\$ 36,677
2022	195,000	38,365	395,103	32,461	1,310,700	1,607
2023	195,000	36,903	420,474	23,327	-	-
2024	195,000	35,245	444,872	13,635	-	-
2025	200,000	33,368	123,277	7,272	-	-
2026-2030	1,045,000	127,421	262,986	6,078	-	-
2031-2034	900,000	35,767	-	-	-	-
Totals	<u>\$ 2,730,000</u>	<u>\$ 354,143</u>	<u>\$ 2,035,521</u>	<u>\$ 124,014</u>	<u>\$ 1,626,900</u>	<u>\$ 38,284</u>

Year Ending December 31	Governmental Activities		Business-type Activities	
	Total		Sewage System Revenue	
	Principal	Interest	Principal	Interest
2021	\$ 8,290,009	\$ 339,343	\$ 160,000	\$ 38,350
2022	2,185,803	128,494	165,000	29,950
2023	905,474	114,134	170,000	21,625
2024	929,872	100,319	170,000	13,250
2025	618,277	89,299	30,000	5,175
2026-2030	2,832,986	319,329	-	-
2031-2034	2,210,000	87,736	-	-
Totals	<u>\$ 17,972,421</u>	<u>\$ 1,178,654</u>	<u>\$ 695,000</u>	<u>\$ 108,350</u>

F. Conduit Debt

The City is authorized to issue industrial development revenue bonds to finance the costs of office and other industrial and commercial developments. Bonds are secured by the property financed and are payable solely from payments received on the underlying lease agreements. The bonds and the interest are limited obligations of the City payable solely out of the payments, revenues, and receipts derived by the City from the lease agreements. At December 31, 2020, there are two outstanding industrial revenue bond issuances with a total principal amount of approximately \$197 million.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

(8) Cooperative Agreement – Sewer Services

The City has entered into agreements with the City of Kansas City, Missouri, and the Platte County Regional Sewer District to provide certain sewer services for the City. For the year ended December 31, 2020, expenses incurred under these agreements were \$40,126 (Kansas City, Missouri) and \$17,759 (Platte County Regional Sewer District).

(9) Employees Retirement System

A. 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.

B. Benefits Provided

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

	2020 Valuation
Benefit Multiplier:	1.75%
Final Average Salary:	5 Years
Member Contributions:	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.

C. Employees Covered by Benefit Terms

The following employees were covered by the benefit terms:

	General	Police	Total
Inactive employees or beneficiaries currently receiving benefits	2	2	4
Inactive employees entitled to but not yet receiving benefits	9	9	18
Active employees	23	16	39
	34	27	61

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

D. 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% to the pension plan. Employer contribution rates are 12.0% (General) and 13.7% (Police) of annual covered payroll.

E. Net Pension Liability

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

F. Actuarial Assumptions

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

Inflation	3.25% wage inflation; 2.5% price inflation
Salary Increase	3.25% to 6.55% including wage inflation
Investment rate of return	7.25%, net of investment expenses

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

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

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 a weighted average of the geometric real rates of return for each major asset class rollup are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Alpha	15.00%	3.67%
Equity	35.00%	4.78%
Fixed income	31.00%	1.41%
Real Assets	36.00%	3.29%
Strategic Assets	8.00%	5.25%
Cash	10.00%	0.00%
Leverage	-35.00%	-0.29%

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

G. Discount Rate

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

H. Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balances at beginning of year	\$ 2,587,277	\$ 2,125,991	\$ 461,286
Changes for the year:			
Service Cost	201,429	-	201,429
Interest	193,934	-	193,934
Change in benefit terms	443,125	-	443,125
Difference between expected and actual	126,146	-	126,146
Change in assumptions	-	-	-
Contributions - employer	-	206,382	(206,382)
Contributions - employee	-	82,259	(82,259)
Net investment income	-	30,625	(30,625)
Benefit payments, including refunds	(22,947)	(22,947)	-
Administrative expense	-	(6,190)	6,190
Other changes (net transfer)	-	2,550	(2,550)
Net changes	941,687	292,679	649,008
Balances at end of year	\$ 3,528,964	\$ 2,418,670	\$ 1,110,294

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

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

	1% Decrease 6.25%	Current Single Discount Rate Assumption 7.25%	1% Increase 8.25%
Total Pension Liability	\$ 4,134,699	\$ 3,528,964	\$ 3,039,021
Plan Fiduciary Net Position	(2,418,670)	(2,418,670)	(2,418,670)
Net Pension Liability	\$ 1,716,029	\$ 1,110,294	\$ 620,351

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

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

For the year ended December 31, 2020, the City recognized LAGERS pension expense of \$654,949 (\$371,532 (General) and \$283,417 (Police)). The City reported deferred outflows related to LAGERS pension from the following sources:

	General	Police	Total
Deferred Outflows of Resources:			
Assumption changes	\$ 18,038	\$ 11,045	\$ 29,083
Difference in experience	115,698	82,708	198,406
Difference in projected and actual earnings on plan investments	43,860	32,709	76,569
Contributions subsequent to the measurement date*	76,635	48,986	125,621
Total	<u>\$ 254,231</u>	<u>\$ 175,448</u>	<u>\$ 429,679</u>
Deferred Inflows of Resources:			
Assumption changes	\$ (4,816)	\$ -	\$ (4,816)
Difference in experience	(37,680)	(23,455)	(61,135)
Total	<u>\$ (42,496)</u>	<u>\$ (23,455)</u>	<u>\$ (65,951)</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 for the year ending December 31, 2021.

Net amounts reported as deferred outflows and deferred inflows of resources related to LAGERS pension will be recognized in pension expense as follows:

Year ending December 31:	General	Police	Total
2021	\$ 18,134	\$ 25,081	\$ 43,215
2022	24,620	29,671	54,291
2023	34,644	27,595	62,239
2024	37,396	18,327	55,723
2025	14,314	2,333	16,647
Thereafter	5,992	-	5,992
Total	<u>\$ 135,100</u>	<u>\$ 103,007</u>	<u>\$ 238,107</u>

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

K. Payable to the Pension Plan

At December 31, 2020, the City paid all outstanding contributions to the LAGERS pension plan.

(10) Commitments and Contingencies

A. Insurance

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

The City is a member of the Midwest Public Risk (MPR), formerly Mid-America Regional Council Insurance Trust, a not-for-profit corporation consisting of local governments and political subdivisions. MPR was formed as a public entity risk retention pool to cover health and dental, workers' compensation, and property and casualty claims for its members. MPR has been established as assessable pools and accounting records are maintained for each line of coverage on a policy-year basis. The City pays annual premiums to MPR for all coverage. The agreement with MPR provides that MPR will be self-sustaining through member premiums. MPR has the authority to assess members for any deficiencies of revenues under expenses for any single plan year. Likewise, MPR has the authority to declare refunds to members for the excess of revenues over expenses relating to any single plan year. The City continues to carry commercial insurance for employee life insurance and short-term disability. The amount of settlements has not exceeded the City's insurance coverage in any of the past three fiscal years.

B. Investments-Trust Fund

The City was the recipient of funds from a resident's estate during the calendar year 2002. The funds were previously held by a trustee for the benefit of the City. In 2011, the City took over management of the fund and by Resolution No. 12-01-13, the Board of Aldermen enacted a policy restricting the use of the fund to follow the intentions of the original donor of the fund. The nature of the fund is that the principal of the contributions is to remain intact. One-half of the interest earnings are to be added to the principal and the remaining one-half of annual earnings may be used to fund City capital projects. At December 31, 2020, the fund had \$17,290 net appreciation on assets available for expenditure which is reported as restricted fund balance and \$581,940 in principal which is reported as nonspendable fund balance. Both of these amounts are reported as restricted net position on the government-wide statement of net position. The State of Missouri requires that recipients of endowment gifts maintain the original principal intact at the original donation value.

C. Federal and State Grants

The City has received financial assistance from various federal, state, and local agencies in the form of grants and entitlements. These programs are subject to audit by agents of the granting authority. Management does not believe that liabilities for reimbursements, if any, will have a materially adverse effect upon the financial condition of the City.

D. Litigation

The City is involved in legal proceedings arising from the ordinary course of City activities. While these proceedings may have future financial effect, management believes that their ultimate outcome will not be material to the basic financial statements.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

(11) Development Agreements

Tax Increment Financing and Economic Development Contract

On April 23, 2019, the City entered into a Tax Increment Financing and Economic Development Contract (the Agreement) with various Creekside Development entities (the Developer). The Agreement sets forth the implementation of the Creekside Plan, including the responsibilities of the City and the Developer.

The Creekside Plan is a multi-phased project along three quadrants of the intersection of Interstate 435 and Missouri Highway 45 in the City, and consists of the following planned developments:

- The Meadows At Creekside – a planned residential development consisting of 101 single-family homes, 96 townhome units and 216 apartment units on the southeast quadrant of the interchange (consisting of approximately 43.24 acres).
- Old Town At Creekside – a planned commercial development consisting of 13 lots for six restaurants, two mixed-use retail buildings with 100 apartment units, one café, one grocery/market, one hotel and one bank on the southeast quadrant of the interchange (consisting of approximately 38.12 acres).
- The Woods At Creekside & Creekside Village – a planned residential development consisting of 115 single-family homes (consisting of approximately 32.14 acres) and 172 townhome units in 43 buildings (consisting of approximately 23.36 acres) on the northwest quadrant of the interchange.
- Creekside Commons – a planned commercial development consisting of 10 lots for three hotels, two restaurants, a quick-serve restaurant, a gas station, a pharmacy/medical office, one mixed-use retail building with 50 apartment units, and six tournament quality youth baseball and softball fields on the northwest quadrant of the interchange. The total ballfield space of Creekside Commons consists of approximately 681,240 square feet, with total building space of the development consisting of approximately square feet, and total commercial space of the development (minus hotels) consisting of 66,100 square feet.
- Creekside Industrial – a planned industrial development consisting of 29 pad sites (a total of 1,024,106 square feet) for office/service and industrial uses on the southwest quadrant of the interchange.

The estimated cost of the entire Creekside project is approximately \$335 million with financial assistance from all sources of approximately \$52 million, plus interest and financing costs.

Tract IX Purchase Agreement – Meadows at Creekside

As discussed in Note 7A, the City entered into a real estate purchase agreement to sell approximately 70 acres for the Meadows at Creekside development project.

The Meadows at Creekside Community Improvement District (Meadows CID) has been established to levy certain special assessments on each apartment unit and single family dwelling. The annual assessment will be \$1,737 per apartment unit and \$400 per single-family home. The City is scheduled to receive \$300,000 annually as payments on the promissory notes over 16 years up to a total of \$4,000,000.

Tract I Purchase Option Agreement – Creekside Industrial

As discussed in Note 7A, the Developer exercised the Tract I Purchase Option. Under the Tract I Purchase Option, the Developer and City entered into a purchase and sale agreement (Tract I Purchase Agreement). The Tract I Purchase Agreement set the purchase price at \$1,600,000. Beginning January 1, 2022 and ending December 31, 2025, the City will receive \$100,000 per year from the Hotel Special Assessment. Beginning January 1, 2026, the amount increases to \$150,000 per year. In any year, the contribution from the Hotel Special Assessment falls short, or the Developer's failure to pay the difference, the City shall receive \$100,000 each year from available sources in the Creekside Incentive Fund. All payments will be

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

deducted from the \$1,600,000 purchase and sale agreement receivable. At December 31, 2020, the outstanding balance of the purchase and sale agreement receivable totaled \$1,600,000.

The City established the Creekside Community Improvement District (CID). The Creekside Transportation District (TDD) was established through a judicial process. The CID and TDD will impose a one percent sales tax for a period of 40 years to fund eligible CID and TDD improvements.

The City has also approved a Chapter 100 Industrial Development Plan for the portion of the site where the apartments are built. The Chapter 100 plan provides property tax abatement to the owners of the apartments for a sixteen year period. The City has issued its Taxable Industrial Development Revenue Bonds (Creekside Development Apartments Project), Series 2019, in an aggregate principal amount not to exceed \$26,000,000 and its Taxable Industrial Development Revenue Bonds (Creekside Development Apartments Project), Series 2019, in an aggregate maximum principal amount of \$171,000,000, for the purpose of providing funds to pay the costs of the Project.

The Creekside Plan is on a pay-as-you-go basis payable from the incremental increase in property and sales taxes generated within TIF areas of the Creekside Plan. Funding is also available from CID and TDD one percent sales taxes and certain Meadows CID special assessments. As of December 31, 2020, certified tax increment financing reimbursable project costs totaled \$1,038,461.

Parkville Market Place Tax Increment Financing Redevelopment Plan

In 2008, the City established the Parkville Market Place Tax Increment Financing Redevelopment Plan (Market Place Plan). The redeveloper designated as the redeveloper of Redevelopment Project Area 1 has not redeveloped Redevelopment Project Area 1. In 2018, the City amended the Market Place Plan to expand the boundaries of the original redevelopment area and created Redevelopment Project Area 2 (Project 2). Project 2 includes the construction of approximately 33,400 square feet of retail, restaurant, and/or other commercial facilities, and public and private infrastructure improvements. The Market Place Plan provides up to a maximum reimbursable project costs of \$5,916,893 for Project 2. The Market Place Plan is on a pay-as-you-go basis payable from the incremental increase in property and sales taxes. Funding is also available from the tax increment economic activity taxes portion of the Market Place Community Improvement District's one percent CID Sales tax and the tax increment economic activity taxes portion Market Place #2 Community Improvement District's one percent CID Sales tax.

(12) Uncertainties

On March 11, 2020, the World Health Organization declared the COVID-19 virus outbreak a global pandemic and recommended mitigation protocols. The impact on the City's operations and finances is dependent on future developments, including the effect of recently developed vaccines as treatment to prevent the spread of the virus. It is not currently possible to determine the overall impact of COVID-19 on the City's operations.

CITY OF PARKVILLE, MISSOURI

Notes to the Basic Financial Statements

December 31, 2020

(13) Subsequent Events

The City evaluated subsequent events through August 18, 2021, the date the financial statements were available to be issued. In addition to the crossover refunding discussed in Note 7, the following subsequent event occurred:

The City issued its \$2,985,000 City of Parkville, Missouri Certificates of Participation Series 2021A (Series 2021A Certificates). Proceeds from the sale of the Series 2021A Certificates will be used, together with other available funds, (a) to provide for the financing of a portion of the costs related to construction of multimodal improvements for a segment of the Missouri Route 9 corridor in the City, (b) prepay an existing lease purchase obligation of the City, and (c) to pay the costs of issuance of the Series 2021A Certificates. Principal and interest payments are due semi-annually beginning on March 1, 2022 through March 1, 2037 with principal payments ranging from \$160,000 to \$385,000 with an interest rate of 2.00%.

CITY OF PARKVILLE, MISSOURI
Required Supplementary Information
Schedule of Revenues, Expenditures and
Changes in Fund Balances - Budget and Actual
General Fund
For the Year Ended December 31, 2020

	2020			Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
Revenues:				
Taxes	\$ 3,314,861	\$ 3,314,861	\$ 3,096,238	\$ (218,623)
Intergovernmental	484,250	484,250	374,531	(109,719)
Charges for services	40,850	40,850	15,188	(25,662)
Fines and forfeitures	150,000	150,000	61,118	(88,882)
Licenses and permits	403,600	403,600	560,588	156,988
Charges for sewer	280,000	280,000	280,000	-
Interest	8,000	8,000	5,947	(2,053)
Other	327,500	327,500	140,965	(186,535)
Total Revenues	5,009,061	5,009,061	4,534,575	(474,486)
Expenditures:				
Current:				
General government	1,588,158	1,599,365	1,506,528	92,837
Public safety	1,743,065	1,743,065	1,547,853	195,212
Public works	884,667	884,667	726,978	157,689
Parks and recreation	487,734	487,734	499,904	(12,170)
Community development	570,872	570,872	518,654	52,218
Total Expenditures	5,274,496	5,285,703	4,799,917	485,786
Excess of Revenues Over (Under) Expenditures	(265,435)	(276,642)	(265,342)	11,300
Other Financing Sources (Uses):				
Transfers in	215,000	215,000	40,000	(175,000)
Transfers out	(922,822)	(1,175,397)	(1,000,397)	175,000
Sale of assets	397,712	397,712	399,458	1,746
Total Other Financing Sources (Uses)	(310,110)	(562,685)	(560,939)	1,746
Change in fund balance	\$ (575,545)	\$ (839,327)	(826,281)	\$ 13,046
Fund Balances, Beginning of Year			1,817,200	
Fund Balances, End of Year			\$ 990,919	

Note: GAAP is the budgetary basis used to prepare this schedule

CITY OF PARKVILLE, MISSOURI
Required Supplementary Information
Schedule of Revenues, Expenditures and
Changes in Fund Balances - Budget and Actual
Transportation Sales Tax Fund
For the Year Ended December 31, 2020

	2020			Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
Revenues:				
Taxes	\$ 510,821	\$ 510,821	\$ 462,949	\$ (47,872)
Intergovernmental	546,491	546,491	493,550	(52,941)
Grants and donations	13,000	13,000	7,881	(5,119)
Other	-	-	4,101	4,101
Total Revenues	<u>1,070,312</u>	<u>1,070,312</u>	<u>968,481</u>	<u>(101,831)</u>
Expenditures:				
Current:				
Capital outlay	<u>844,000</u>	<u>910,945</u>	<u>884,465</u>	<u>26,480</u>
Total Expenditures	<u>844,000</u>	<u>910,945</u>	<u>884,465</u>	<u>26,480</u>
Excess of Revenues Over (Under) Expenditures	<u>226,312</u>	<u>159,367</u>	<u>84,016</u>	<u>(75,351)</u>
Other Financing Sources (Uses):				
Transfers in	-	30,779	30,779	-
Transfers out	(388,140)	(213,140)	(213,140)	-
Proceeds from lease	-	-	79,700	79,700
Total Other Financing Sources (Uses)	<u>(388,140)</u>	<u>(182,361)</u>	<u>(102,661)</u>	<u>79,700</u>
Change in fund balance	<u>\$ (161,828)</u>	<u>\$ (22,994)</u>	(18,645)	<u>\$ 4,349</u>
Fund Balances, Beginning of Year			<u>115,527</u>	
Fund Balances, End of Year			<u>\$ 96,882</u>	

Note: GAAP is the budgetary basis used to prepare this schedule

CITY OF PARKVILLE, MISSOURI
Notes to Required Supplementary Information
December 31, 2020

(1) Budgetary Data

The Board of Alderman adopted annual operating budgets for all funds except for the Court Recoupment Fees, Police Training Fees LET, Police Shop, TIF Development, Market Place Project 2, Market Place CID #1, Market Place CID #2, and the Creekside Development funds. The City's budget is adopted using Generally Accepted Accounting Principles on the Modified Accrual Basis of Accounting. Revisions to the budget can be made only by the Board of Alderman. Legally, expenditures may not exceed the total amount of expenditures budgeted, as revised, in each fund. All annual appropriations lapse at year end if not encumbered.

The City follows these procedures in establishing the budgetary date reflected in the financial statements, beginning in the prior year.

1. In early August, budget worksheets are issued to each department.
2. In early September, budget requests are submitted by departments to the City Administrator.
3. Budget meetings are held between the City Administrator and each department beginning in late September to early October.
4. In late October, a proposed budget is presented to the Board of Aldermen.
5. In early December, the Board of Alderman adopt the budget.

CITY OF PARKVILLE, MISSOURI
Required Supplementary Information
Schedule of Changes in Net Pension Liability and Related Ratios
For the Year Ended December 31, 2020

	Lagers					
	2020	2019	2018	2017	2016	2015
Total Pension Liability						
Service costs	\$ 201,429	\$ 172,547	\$ 148,593	\$ 119,807	\$ 116,946	\$ 104,714
Interest on total pension liability	193,934	161,830	142,885	107,562	93,722	69,352
Changes in benefit terms	443,125	-	-	252,150	-	226,297
Difference between expected and actual experience of the total pension liability	126,146	117,686	(16,202)	19,236	(66,469)	(47,700)
Changes of assumptions	-	-	-	(12,160)	79,853	-
Benefit payments and refunds	(22,947)	(23,897)	(27,488)	(18,639)	(31,360)	(14,002)
Net change in total pension liability	941,687	428,166	247,788	467,956	192,692	338,661
Total pension liability - beginning of year	2,587,277	2,159,111	1,911,323	1,443,367	1,250,675	912,014
Total pension liability - end of year (a)	<u>\$ 3,528,964</u>	<u>\$ 2,587,277</u>	<u>\$ 2,159,111</u>	<u>\$ 1,911,323</u>	<u>\$ 1,443,367</u>	<u>\$ 1,250,675</u>
Plan Fiduciary Net Position						
Contributions - employer	\$ 206,382	\$ 177,852	\$ 155,363	\$ 112,455	\$ 93,771	\$ 73,690
Contributions - employee	82,259	77,157	68,390	62,865	61,441	60,880
Net investment income	30,625	120,889	180,098	141,948	63	17,409
Benefit payments and refunds	(22,947)	(23,897)	(27,488)	(18,639)	(31,360)	(14,002)
Administrative expenses	(6,190)	(5,440)	(3,246)	(3,626)	(3,451)	(3,356)
Other (net transfer)	2,550	(1,855)	(6,335)	1,806	(3,952)	38,126
Net change in plan fiduciary net position	292,679	344,706	366,782	296,809	116,512	172,747
Plan fiduciary net position - beginning of year	2,125,991	1,781,285	1,414,503	1,117,694	1,001,182	828,435
Plan fiduciary net position - end of year (b)	<u>\$ 2,418,670</u>	<u>\$ 2,125,991</u>	<u>\$ 1,781,285</u>	<u>\$ 1,414,503</u>	<u>\$ 1,117,694</u>	<u>\$ 1,001,182</u>
Net pension liability (a) - (b)	<u>\$ 1,110,294</u>	<u>\$ 461,286</u>	<u>\$ 377,826</u>	<u>\$ 496,820</u>	<u>\$ 325,673</u>	<u>\$ 249,493</u>
Plan net position as a percentage of the total pension liability	68.54%	82.17%	82.50%	74.01%	77.44%	80.05%
Covered employee payroll	2,136,492	1,935,516	1,567,178	1,457,585	1,415,099	1,414,512
Net pension liability/(asset) as a percentage of covered payroll	51.97%	23.83%	24.11%	34.09%	23.01%	17.64%

GASB 68 requires presentation of ten years. As of December 31, 2020, only six years of information is available.

CITY OF PARKVILLE, MISSOURI
Required Supplementary Information
Schedule of Employer Contributions
For the Year Ended December 31, 2020

LAGERS (General and Police)

Fiscal Year	Actuarially Determined Contribution	Contribution in Relation	Contribution Deficiency	Covered Employee Payroll	Contribution as Percentage
2011	\$ 54,185	\$ 54,185	\$ -	\$ 1,354,526	4.00%
2012	65,702	65,702	-	1,522,146	4.32%
2013	61,194	61,194	-	1,496,050	4.09%
2014	63,625	63,625	-	1,621,236	3.92%
2015	90,452	90,452	-	1,497,747	6.04%
2016	93,266	93,266	-	1,559,830	5.98%
2017	142,758	142,758	-	1,633,155	8.74%
2018	159,791	159,791	-	1,767,037	9.04%
2019	192,504	192,504	-	2,041,265	9.43%
2020	235,257	235,257	-	2,055,071	11.45%

Lagers

Valuation Date February 29, 2020

Notes: The roll-forward of total pension liability from February 29, 2020 to June 30, 2020 reflects expected service cost and interest reduced by actual benefit payments and administrative expenses.

Methods and assumptions used to determine contributions rates:

Actuarial cost method	Entry Age Normal and Modified Terminal Funding
Amortization method	Level percentage of payroll amortization method is used to amortize the UAAL over a close period of years. If the UAAL (excluding the UAAL associated with benefit changes) is negative, then this amount is amortized over the greater of (i) the remaining initial amortization period or (ii) 15 years.
Remaining amortization period	Multiple bases from 14 to 19 years
Asset valuation method	5-year smoothed market; 20% corridor
Inflation assumption	3.25% wage inflation; 2.5% price inflation
Salary increases	3.25% to 6.55% including wage inflation
Investment rate of return	7.25%, net of investment expenses
Retirement age	Experienced-based table of rates that are specific to the type of eligibility condition
Mortality	<p>The healthy retiree mortality tables, for post retirement mortality, were the RP-2014 Healthy Annuitant mortality table for males and females. The disabled retiree mortality tables, for post-retirement mortality, were the RP-2014 disabled mortality table for male and females. The pre-retirement mortality tables used were the RP-2014 employees mortality table for male and females.</p> <p>Both the post-retirement and pre-retirement tables were adjusted for mortality improvement back to the observation period based year of 2006. The base year for males was then established to be 2017. Mortality rates for a particular calendar year are determined by applying the MP-2015 mortality improvement scale to the above described tables.</p>
Other information:	None

CITY OF PARKVILLE, MISSOURI
Combining Balance Sheet - General Fund
December 31, 2020

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Totals</u>
Assets:			
Cash and investments	\$ 749,108	\$ 1,332,108	\$ 2,081,216
Receivables:			
Taxes	237,966	-	237,966
Accounts and other	207,263	-	207,263
Creekside receivables	5,600,000	-	5,600,000
Due from other governments	144,482	-	144,482
Prepaid, deposits and other assets	194,398	-	194,398
Total Assets	<u>\$ 7,200,496</u>	<u>\$ 1,332,108</u>	<u>\$ 8,532,604</u>
Liabilities:			
Accounts payable	\$ 184,379	\$ -	\$ 184,379
Accrued payroll and benefits	88,860	-	88,860
Total Liabilities	<u>273,239</u>	<u>-</u>	<u>273,239</u>
Deferred inflows of resources:			
Unavailable revenues - Creekside receivables	5,600,000	-	5,600,000
Unavailable revenues - grants	137,908	-	137,908
Unavailable revenues - taxes	198,430	-	198,430
	<u>5,936,338</u>	<u>-</u>	<u>5,936,338</u>
Fund balances:			
Nonspendable:			
Prepaid items	194,398	-	194,398
Committed:			
Emergency reserve	-	1,332,108	1,332,108
Unassigned	796,521	-	796,521
Total fund balances	<u>990,919</u>	<u>1,332,108</u>	<u>2,323,027</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 7,200,496</u>	<u>\$ 1,332,108</u>	<u>\$ 8,532,604</u>

CITY OF PARKVILLE, MISSOURI
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund
For the Year Ended December 31, 2020

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Eliminations</u>	<u>Totals</u>
Revenues:				
Taxes	\$ 3,096,238	\$ -	\$ -	\$ 3,096,238
Intergovernmental	374,531	-	-	374,531
Charges for services	15,188	-	-	15,188
Fines and forfeitures	61,118	-	-	61,118
Licenses and permits	560,588	-	-	560,588
Charges for sewer administration	280,000	-	-	280,000
Interest	5,947	-	-	5,947
Other	140,965	-	-	140,965
Total Revenues	<u>4,534,575</u>	<u>-</u>	<u>-</u>	<u>4,534,575</u>
Expenditures:				
Current:				
General government	1,506,528	-	-	1,506,528
Public safety	1,547,853	-	-	1,547,853
Public works	726,978	-	-	726,978
Parks and recreation	499,904	-	-	499,904
Community development	518,654	-	-	518,654
	<u>4,799,917</u>	<u>-</u>	<u>-</u>	<u>4,799,917</u>
Excess of Revenues Over (Under) Expenditures	(265,342)	-	-	(265,342)
Other financing sources (uses):				
Transfers in	40,000	100,000	(100,000)	40,000
Transfers out	(1,000,397)	-	100,000	(900,397)
Sale of assets	399,458	-	-	399,458
Total Other Financing Sources	<u>(560,939)</u>	<u>100,000</u>	<u>-</u>	<u>(460,939)</u>
Change in fund balance	(826,281)	100,000	-	(726,281)
Fund Balances, Beginning of Year	<u>1,817,200</u>	<u>1,232,108</u>	<u>-</u>	<u>3,049,308</u>
Fund Balances, End of Year	<u>\$ 990,919</u>	<u>\$ 1,332,108</u>	<u>\$ -</u>	<u>\$ 2,323,027</u>

CITY OF PARKVILLE, MISSOURI
Combining Balance Sheet - Debt Service Funds
December 31, 2020

	<u>River Park</u>	<u>Certificates of Participation</u>	<u>Brush Creek</u>	<u>Brink Meyer</u>	<u>Lease Purchase Agreement</u>	<u>Totals</u>
Assets:						
Restricted cash and investments	\$ -	\$ 127,633	\$ 4,355,156	\$ 2,951,151	\$ -	\$ 7,433,940
Receivables:						
Special assessments	-	-	2,525,500	-	-	2,525,500
Total Assets	<u>\$ -</u>	<u>\$ 127,633</u>	<u>\$ 6,880,656</u>	<u>\$ 2,951,151</u>	<u>\$ -</u>	<u>\$ 9,959,440</u>
Liabilities:						
Due to other funds	\$ -	\$ -	\$ -	\$ -	\$ 67,279	\$ 67,279
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>67,279</u>	<u>67,279</u>
Deferred inflows of resources:						
Unavailable revenues - special assessments	-	71,785	2,563,059	-	-	2,634,844
Fund balances:						
Restricted:						
Debt service	-	55,848	4,317,597	2,951,151	(67,279)	7,257,317
Total fund balances (deficit)	<u>-</u>	<u>55,848</u>	<u>4,317,597</u>	<u>2,951,151</u>	<u>(67,279)</u>	<u>7,257,317</u>
Total liabilities, deferred inflows and fund balances (deficit)	<u>\$ -</u>	<u>\$ 127,633</u>	<u>\$ 6,880,656</u>	<u>\$ 2,951,151</u>	<u>\$ -</u>	<u>\$ 9,959,440</u>

CITY OF PARKVILLE, MISSOURI
Combining Statement of Revenues, Expenditures and Changes in Fund Balance -
Debt Service Funds
For the Year Ended December 31, 2020

	<u>River Park</u>	<u>Certificates of Participation</u>	<u>Brush Creek</u>	<u>Brink Meyer</u>	<u>Lease Purchase Agreement</u>	<u>Totals</u>
Revenues:						
Taxes	\$ -	\$ 432,621	\$ -	\$ -	\$ -	\$ 432,621
Intergovernmental	-	-	-	-	125,906	125,906
Special assessments	161,089	-	253,255	1,791	-	416,135
Interest	81	223	6,862	5,004	-	12,170
Total Revenues	<u>161,170</u>	<u>432,844</u>	<u>260,117</u>	<u>6,795</u>	<u>125,906</u>	<u>986,832</u>
Expenditures:						
Debt service:						
Principal	315,000	361,800	230,000	155,000	309,500	1,371,300
Interest and fiscal charges	5,186	49,648	260,720	210,943	63,871	590,368
	<u>320,186</u>	<u>411,448</u>	<u>490,720</u>	<u>365,943</u>	<u>373,371</u>	<u>1,961,668</u>
Excess of Revenues Over (Under) Expenditures	(159,016)	21,396	(230,603)	(359,148)	(247,465)	(974,836)
Other financing sources (uses):						
Transfers in	-	-	140,000	282,822	213,140	635,962
Proceeds from bonds	-	-	3,995,000	2,730,000	-	6,725,000
Total Other Financing Sources	<u>-</u>	<u>-</u>	<u>4,135,000</u>	<u>3,012,822</u>	<u>213,140</u>	<u>7,360,962</u>
Change in fund balance	(159,016)	21,396	3,904,397	2,653,674	(34,325)	6,386,126
Fund Balances (deficit), Beginning of Year	<u>159,016</u>	<u>34,452</u>	<u>413,200</u>	<u>297,477</u>	<u>(32,954)</u>	<u>871,191</u>
Fund Balances (deficit), End of Year	<u>\$ -</u>	<u>\$ 55,848</u>	<u>\$ 4,317,597</u>	<u>\$ 2,951,151</u>	<u>\$ (67,279)</u>	<u>\$ 7,257,317</u>

CITY OF PARKVILLE, MISSOURI
Combining Balance Sheet - Non-major Governmental Funds
December 31, 2020

	Special Revenue Funds							
	Park Sales Tax	Economic Development	Nature Sanctuary	Parks Donations	Veterans Memorial	Court Recoupment Fees	Police Training Fees LET	Police Shop
Assets								
Cash and investments	\$ 347,255	\$ 3,536	\$ 259,054	\$ 15,107	\$ 15,999	\$ 41,321	\$ 37,508	\$ 33,096
Receivables:								
Taxes	63,225	-	-	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-	-	-	-
Total Assets	\$ 410,480	\$ 3,536	\$ 259,054	\$ 15,107	\$ 15,999	\$ 41,321	\$ 37,508	\$ 33,096
Liabilities and Fund Balances								
Liabilities:								
Accounts payable	\$ 83,540	\$ -	\$ 1,333	\$ -	\$ -	\$ -	\$ -	\$ 9,131
Total Liabilities	83,540	-	1,333	-	-	-	-	9,131
Deferred inflows of resources:								
Unavailable revenues	-	-	-	-	-	-	-	-
Fund balances								
Nonspendable:								
Fewson trust	-	-	-	-	-	-	-	-
Restricted:								
Capital projects	-	-	-	-	-	-	-	-
Public safety	-	-	-	-	-	41,321	37,508	23,965
Parks and recreation	326,940	-	257,721	15,107	15,999	-	-	-
Community development	-	3,536	-	-	-	-	-	-
Assigned:								
Capital projects	-	-	-	-	-	-	-	-
Total fund balances	326,940	3,536	257,721	15,107	15,999	41,321	37,508	23,965
Total liabilities and fund balances	\$ 410,480	\$ 3,536	\$ 259,054	\$ 15,107	\$ 15,999	\$ 41,321	\$ 37,508	\$ 33,096

(Continued on Next Page)

CITY OF PARKVILLE, MISSOURI
Combining Balance Sheet - Non-major Governmental Funds
December 31, 2020

	Special Revenue Funds					Permanent Fund	Capital Project Fund	Totals
	TIF Development	Market Place Project 2 Development	Market Place CID #1	Market Place CID #2	Creekside Development	Fewson Project	Capital Projects	
	Assets							
Cash and investments	\$ 12,516	\$ 328,018	\$ 16,617	\$ 14,756	\$ 12,683	\$ -	\$ 957,165	\$ 2,094,631
Receivables:								-
Taxes	-	-	5,446	5,446	6,926	-	-	81,043
Restricted cash and investments	-	-	-	-	-	599,230	-	599,230
Total Assets	\$ 12,516	\$ 328,018	\$ 22,063	\$ 20,202	\$ 19,609	\$ 599,230	\$ 957,165	\$ 2,774,904
Liabilities and Fund Balances								
Liabilities:								
Accounts payable	\$ -	\$ -	\$ -	\$ 484	\$ -	\$ -	\$ 50,054	\$ 144,542
Total Liabilities	-	-	-	484	-	-	50,054	144,542
Deferred inflows of resources:								
Unavailable revenues	-	100,533	-	-	396	-	-	100,929
Fund balances								
Nonspendable:								
Fewson trust	-	-	-	-	-	581,940	-	581,940
Restricted:								
Capital projects	-	-	-	-	-	17,290	-	17,290
Public safety	-	-	-	-	-	-	-	102,794
Parks and recreation	-	-	-	-	-	-	-	615,767
Community development	12,516	227,485	22,063	19,718	19,213	-	-	304,531
Assigned:								
Capital projects	-	-	-	-	-	-	907,111	907,111
Total fund balances	12,516	227,485	22,063	19,718	19,213	599,230	907,111	2,529,433
Total liabilities and fund balances	\$ 12,516	\$ 328,018	\$ 22,063	\$ 20,202	\$ 19,609	\$ 599,230	\$ 957,165	\$ 2,774,904

CITY OF PARKVILLE, MISSOURI
Combining Statement of Revenues, Expenditures and Changes in Fund Balance
Non-major Governmental Funds
For the Year Ended December 31, 2020

	Special Revenue Funds							
	Park Sales Tax	Economic Development	Nature Sanctuary	Parks Donations	Veterans Memorial	Court Recoupment Fees	Police Training Fees LET	
Revenues:								
Taxes	\$ 566,526	\$ 1,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-	-	-	-	-
Charges for services	-	-	-	-	-	945	(656)	-
Interest	-	-	-	-	-	-	-	-
Grants and donations	-	-	184,251	902	4,175	-	-	13,250
Total Revenues	<u>566,526</u>	<u>1,146</u>	<u>184,251</u>	<u>902</u>	<u>4,175</u>	<u>945</u>	<u>(656)</u>	<u>13,250</u>
Expenditures:								
Current:								
Public safety	-	-	-	-	-	-	-	10,122
Parks and recreation	267,576	-	1,989	22,718	1,469	-	-	-
Community development	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-
	<u>267,576</u>	<u>-</u>	<u>1,989</u>	<u>22,718</u>	<u>1,469</u>	<u>-</u>	<u>-</u>	<u>10,122</u>
Excess of Revenues Over (Under) Expenditures	298,950	1,146	182,262	(21,816)	2,706	945	(656)	3,128
Other financing sources (uses):								
Transfers in	-	-	-	-	-	-	-	-
Transfers out	(90,523)	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>(90,523)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in fund balance	208,427	1,146	182,262	(21,816)	2,706	945	(656)	3,128
Fund Balances, Beginning of Year	<u>118,513</u>	<u>2,390</u>	<u>75,459</u>	<u>36,923</u>	<u>13,293</u>	<u>40,376</u>	<u>38,164</u>	<u>20,837</u>
Fund Balances, End of Year	<u>\$ 326,940</u>	<u>\$ 3,536</u>	<u>\$ 257,721</u>	<u>\$ 15,107</u>	<u>\$ 15,999</u>	<u>\$ 41,321</u>	<u>\$ 37,508</u>	<u>\$ 23,965</u>

(Continued on Next Page)

CITY OF PARKVILLE, MISSOURI
Combining Statement of Revenues, Expenditures and Changes in Fund Balance
Non-major Governmental Funds
For the Year Ended December 31, 2020

	Special Revenue Funds					Permanent Fund	Capital Project Fund	Totals
	TIF Development	Market Place Project 2	Market Place CID #1	Market Place CID #2	Creekside Development	Fewson Project	Capital Projects	
Revenues:								
Taxes	\$ 344,386	\$ 147,726	\$ 43,864	\$ 43,864	\$ 72,703	\$ -	\$ -	\$ 1,220,215
Intergovernmental	215,102	-	-	-	-	-	-	215,102
Charges for services	-	-	-	-	-	-	-	289
Interest	23	-	-	-	-	6,631	-	6,654
Grants and donations	-	-	-	-	-	-	-	202,578
Total Revenues	<u>559,511</u>	<u>147,726</u>	<u>43,864</u>	<u>43,864</u>	<u>72,703</u>	<u>6,631</u>	<u>-</u>	<u>1,644,838</u>
Expenditures:								
Current:								
Public safety	-	-	-	-	-	-	-	10,122
Parks and recreation	-	-	-	-	-	-	-	293,752
Community development	559,488	3,119	16,190	17,244	59,204	-	-	655,245
Capital outlay	-	-	-	-	-	-	427,057	427,057
	<u>559,488</u>	<u>3,119</u>	<u>16,190</u>	<u>17,244</u>	<u>59,204</u>	<u>-</u>	<u>427,057</u>	<u>1,386,176</u>
Excess of Revenues								
Over (Under) Expenditures	23	144,607	27,674	26,620	13,499	6,631	(427,057)	258,662
Other financing sources (uses):								
Transfers in	-	39,986	-	-	-	-	497,319	537,305
Transfers out	-	-	(19,993)	(19,993)	-	-	-	(130,509)
Total Other Financing Sources (Uses)	<u>-</u>	<u>39,986</u>	<u>(19,993)</u>	<u>(19,993)</u>	<u>-</u>	<u>-</u>	<u>497,319</u>	<u>406,796</u>
Change in fund balance	23	184,593	7,681	6,627	13,499	6,631	70,262	665,458
Fund Balances, Beginning of Year	<u>12,493</u>	<u>42,892</u>	<u>14,382</u>	<u>13,091</u>	<u>5,714</u>	<u>592,599</u>	<u>836,849</u>	<u>1,863,975</u>
Fund Balances, End of Year	<u>\$ 12,516</u>	<u>\$ 227,485</u>	<u>\$ 22,063</u>	<u>\$ 19,718</u>	<u>\$ 19,213</u>	<u>\$ 599,230</u>	<u>\$ 907,111</u>	<u>\$ 2,529,433</u>

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Reserve Fund
For the Year Ended December 31, 2020

	2020			Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures	-	-	-	-
Excess of Revenues Over Expenditures	-	-	-	-
Other financing sources (uses):				
Transfers in	100,000	100,000	100,000	-
Total Other Financing Sources (Uses)	100,000	100,000	100,000	-
Change in fund balance	<u>\$ 100,000</u>	<u>\$ 100,000</u>	100,000	<u>\$ -</u>
Fund Balance, Beginning of Year			<u>1,232,108</u>	
Fund Balance, End of Year			<u>\$ 1,332,108</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Debt Service Funds
For the Year Ended December 31, 2020

	River Park			Certificates of Participation			Brush Creek		
	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
Revenues:									
Taxes	\$ -	\$ -	\$ -	\$ 437,450	\$ 432,621	\$ (4,829)	\$ -	\$ -	\$ -
Special assessments	322,400	161,089	(161,311)	-	-	-	251,036	253,255	2,219
Interest	200	81	(119)	120	223	103	7,500	6,862	(638)
Total Revenues	<u>322,600</u>	<u>161,170</u>	<u>(161,430)</u>	<u>437,570</u>	<u>432,844</u>	<u>(4,726)</u>	<u>258,536</u>	<u>260,117</u>	<u>1,581</u>
Expenditures:									
Debt service:									
Principal	315,000	315,000	-	361,800	361,800	-	230,000	230,000	-
Interest and fiscal charges	5,543	5,186	357	50,750	49,648	1,102	184,463	260,720	(76,257)
Total Expenditures	<u>320,543</u>	<u>320,186</u>	<u>357</u>	<u>412,550</u>	<u>411,448</u>	<u>1,102</u>	<u>414,463</u>	<u>490,720</u>	<u>(76,257)</u>
Excess of Revenues Over (Under) Expenditures	<u>2,057</u>	<u>(159,016)</u>	<u>(161,073)</u>	<u>25,020</u>	<u>21,396</u>	<u>(3,624)</u>	<u>(155,927)</u>	<u>(230,603)</u>	<u>(74,676)</u>
Other financing sources (uses):									
Transfers in	-	-	-	-	-	-	140,000	140,000	-
Refunding bond proceeds	-	-	-	-	-	-	-	3,995,000	3,995,000
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>140,000</u>	<u>4,135,000</u>	<u>3,995,000</u>
Change in fund balance	<u>\$ 2,057</u>	<u>(159,016)</u>	<u>\$ (161,073)</u>	<u>\$ 25,020</u>	<u>21,396</u>	<u>\$ (3,624)</u>	<u>\$ (15,927)</u>	<u>3,904,397</u>	<u>\$ 3,920,324</u>
Fund Balance, Beginning of Year		<u>159,016</u>			<u>34,452</u>			<u>413,200</u>	
Fund Balance (Deficit), End of Year		<u>\$ -</u>			<u>\$ 55,848</u>			<u>\$ 4,317,597</u>	

(Continued on Next Page)

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Debt Service Funds
For the Year Ended December 31, 2020

	Brink Meyer			Lease Purchase Agreement			Totals		
	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)	Final Budget	Actual	Variance Positive (Negative)
Revenues:									
Taxes	\$ -	\$ -	\$ -	\$ 209,649	\$ -	\$ (209,649)	\$ 647,099	\$ 432,621	\$ (214,478)
Intergovernmental	-	-	-	-	125,906	125,906	-	125,906	125,906
Special assessments	1,791	1,791	-	-	-	-	575,227	416,135	(159,092)
Interest	5,500	5,004	(496)	213,140	-	(213,140)	226,460	12,170	(214,290)
Total Revenues	7,291	6,795	(496)	422,789	125,906	(296,883)	1,448,786	986,832	(461,954)
Expenditures:									
Debt service:									
Principal	155,000	155,000	-	1,329,800	309,500	1,020,300	2,391,600	1,371,300	1,020,300
Interest and fiscal charges	151,585	210,943	(59,358)	52,592	63,871	(11,279)	444,933	590,368	(145,435)
Total Expenditures	306,585	365,943	(59,358)	1,382,392	373,371	1,009,021	2,836,533	1,961,668	874,865
Excess of Revenues Over (Under) Expenditures	(299,294)	(359,148)	(59,854)	(959,603)	(247,465)	712,138	(1,387,747)	(974,836)	412,911
Other financing sources (uses):									
Transfers in	282,822	282,822	-	933,112	213,140	(719,972)	1,355,934	635,962	(719,972)
Refunding bond proceeds	-	2,730,000	2,730,000	-	-	-	-	6,725,000	6,725,000
Total Other Financing Sources (Uses)	282,822	3,012,822	2,730,000	933,112	213,140	(719,972)	1,355,934	7,360,962	6,005,028
Change in fund balance	\$ (16,472)	2,653,674	\$ 2,670,146	\$ (26,491)	(34,325)	\$ (7,834)	\$ (31,813)	6,386,126	\$ 6,417,939
Fund Balance (deficit), Beginning of Year		<u>297,477</u>			<u>(32,954)</u>			<u>871,191</u>	
Fund Balance (deficit), End of Year		<u>\$ 2,951,151</u>			<u>\$ (67,279)</u>			<u>\$ 7,257,317</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Park Sales Tax Fund
For the Year Ended December 31, 2020

	2020		Actual	Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget		
Revenues:				
Taxes	\$ 587,108	\$ 587,108	\$ 566,526	\$ (20,582)
Total Revenues	<u>587,108</u>	<u>587,108</u>	<u>566,526</u>	<u>(20,582)</u>
Expenditures:				
Parks and recreation	525,000	525,000	267,576	257,424
Total Expenditures	<u>525,000</u>	<u>525,000</u>	<u>267,576</u>	<u>257,424</u>
Excess of Revenues Over Expenditures	62,108	62,108	298,950	236,842
Other financing sources (uses):				
Transfers out	(40,000)	(90,523)	(90,523)	-
Total Other Financing Sources (Uses)	<u>(40,000)</u>	<u>(90,523)</u>	<u>(90,523)</u>	<u>-</u>
Change in fund balance	<u>\$ 22,108</u>	<u>\$ (28,415)</u>	208,427	<u>\$ 236,842</u>
Fund Balance, Beginning of Year			<u>118,513</u>	
Fund Balance, End of Year			<u>\$ 326,940</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Economic Development Fund
For the Year Ended December 31, 2020

	2020		Actual	Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget		
Revenues:				
Taxes	\$ 3,891	\$ 3,891	\$ 1,146	\$ (2,745)
Total Revenues	<u>3,891</u>	<u>3,891</u>	<u>1,146</u>	<u>(2,745)</u>
Expenditures:				
Community development	2,000	2,000	-	2,000
Total Expenditures	<u>2,000</u>	<u>2,000</u>	<u>-</u>	<u>2,000</u>
Change in fund balance	<u>\$ 1,891</u>	<u>\$ 1,891</u>	1,146	<u>\$ (745)</u>
Fund Balance, Beginning of Year			<u>2,390</u>	
Fund Balance, End of Year			<u>\$ 3,536</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Nature Sanctuary Fund
For the Year Ended December 31, 2020

	2020		Actual	Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget		
Revenues:				
Grants and donations	\$ 2,500	\$ 2,500	\$ 184,251	\$ 181,751
Other	1,500	1,500	-	(1,500)
Total Revenues	<u>4,000</u>	<u>4,000</u>	<u>184,251</u>	<u>180,251</u>
Expenditures:				
Parks and recreation	<u>3,250</u>	<u>3,250</u>	<u>1,989</u>	<u>1,261</u>
Total Expenditures	<u>3,250</u>	<u>3,250</u>	<u>1,989</u>	<u>1,261</u>
Change in fund balance	<u>\$ 750</u>	<u>\$ 750</u>	182,262	<u>\$ 181,512</u>
Fund Balance, Beginning of Year			<u>75,459</u>	
Fund Balance, End of Year			<u>\$ 257,721</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Parks Donations Fund
For the Year Ended December 31, 2020

	2020		Actual	Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget		
Revenues:				
Grants and donations	\$ 2,500	\$ 2,500	\$ 902	\$ (1,598)
Total Revenues	<u>2,500</u>	<u>2,500</u>	<u>902</u>	<u>(1,598)</u>
Expenditures:				
Parks and recreation	5,000	22,718	22,718	-
Total Expenditures	<u>5,000</u>	<u>22,718</u>	<u>22,718</u>	<u>-</u>
Change in fund balance	<u>\$ (2,500)</u>	<u>\$ (20,218)</u>	(21,816)	<u>\$ (1,598)</u>
Fund Balance, Beginning of Year			<u>36,923</u>	
Fund Balance, End of Year			<u>\$ 15,107</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Veterans Memorial Fund
For the Year Ended December 31, 2020

	2020		Actual	Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget		
Revenues:				
Interest	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)
Grants and donations	250,000	250,000	4,175	(245,825)
Total Revenues	<u>255,000</u>	<u>255,000</u>	<u>4,175</u>	<u>(250,825)</u>
Expenditures:				
Parks and recreation	240,000	240,000	1,469	238,531
Total Expenditures	<u>240,000</u>	<u>240,000</u>	<u>1,469</u>	<u>238,531</u>
Change in fund balance	<u>\$ 15,000</u>	<u>\$ 15,000</u>	2,706	<u>\$ (12,294)</u>
Fund Balance, Beginning of Year			<u>13,293</u>	
Fund Balance, End of Year			<u>\$ 15,999</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Fewson Fund
For the Year Ended December 31, 2020

	2020		Actual	Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget		
Revenues:				
Interest	\$ 4,900	\$ 4,900	\$ 6,631	\$ 1,731
Total Revenues	<u>4,900</u>	<u>4,900</u>	<u>6,631</u>	<u>1,731</u>
Expenditures:				
General government	150	150	-	150
Total Expenditures	<u>150</u>	<u>150</u>	<u>-</u>	<u>150</u>
Excess of Revenues Over Expenditures	<u>4,750</u>	<u>4,750</u>	<u>6,631</u>	<u>1,881</u>
Other financing sources (uses):				
Transfers out	(10,967)	(10,967)	-	10,967
Total Other Financing Sources (Uses)	<u>(10,967)</u>	<u>(10,967)</u>	<u>-</u>	<u>10,967</u>
Change in fund balance	<u>\$ (6,217)</u>	<u>\$ (6,217)</u>	6,631	<u>\$ 12,848</u>
Fund Balance, Beginning of Year			<u>592,599</u>	
Fund Balance, End of Year			<u>\$ 599,230</u>	

CITY OF PARKVILLE, MISSOURI
Schedule of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
Capital Projects Fund
For the Year Ended December 31, 2020

	2020		Actual	Variance with Final Budget Positive (Negative)
	Original Budget	Final Budget		
Revenues:				
Intergovernmenta	\$ 400,000	\$ 400,000	\$ -	\$ (400,000)
Grants and donations	77,196	77,196	-	(77,196)
Total Revenues	<u>477,196</u>	<u>477,196</u>	<u>-</u>	<u>(477,196)</u>
Expenditures:				
Capital outlay	4,621,418	4,621,418	427,057	4,194,361
Total Expenditures	<u>4,621,418</u>	<u>4,621,418</u>	<u>427,057</u>	<u>4,194,361</u>
Excess of Revenues Over Expenditures	<u>(4,144,222)</u>	<u>(4,144,222)</u>	<u>(427,057)</u>	<u>3,717,165</u>
Other financing sources (uses):				
Transfers in	3,477,549	3,574,868	497,319	(3,077,549)
Total Other Financing Sources (Uses)	<u>3,477,549</u>	<u>3,574,868</u>	<u>497,319</u>	<u>(3,077,549)</u>
Change in fund balance	<u>\$ (666,673)</u>	<u>\$ (569,354)</u>	70,262	<u>\$ 639,616</u>
Fund Balance, Beginning of Year			<u>836,849</u>	
Fund Balance, End of Year			<u>\$ 907,111</u>	