

NEW ISSUE
BOOK-ENTRY ONLYS&P INSURED RATING: AA (expected)
S&P UNDERLYING RATING: BBB+
See "BOND RATINGS" herein.

In the opinion of Gilmore & Bell, P.C., Bond Counsel to the District, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on the Bonds (including any original issue discount properly allocable to an owner thereof) (1) is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax and (2) is exempt from income taxation by the State of Missouri. The Bonds have not been designated as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code. Bond Counsel notes that interest on the Bonds may be included in adjusted financial statement income of applicable corporations for purposes of determining the applicability and amount of the federal corporate alternative minimum tax. See "TAX MATTERS" in this Official Statement.



**WARRENTON FIRE PROTECTION DISTRICT
OF WARREN COUNTY, MISSOURI
\$10,000,000*
GENERAL OBLIGATION BONDS
SERIES 2025**

Dated: Date of Issuance**Due: March 1, as shown on the inside cover**

The General Obligation Bonds, Series 2025 (the "**Bonds**"), will be issued by the Warrenton Fire Protection District of Warren County, Missouri (the "**District**") for the purpose of providing funds to (1) purchase life-saving fire apparatus, medical equipment, auxiliary equipment and vehicles; construct, improve, equip and furnish fire stations and infrastructure in response to increased demand in call volume; acquire any land necessary therefor; (2) refund the District's outstanding Series 2016 Certificates (as defined herein); and (3) pay the costs of issuing the Bonds, as further described under the section captioned "**PLAN OF FINANCING**" herein.

Principal of the Bonds is payable annually as set forth on the inside cover of this Official Statement, commencing on March 1, 2027. Interest on the Bonds is payable semiannually on each March 1 and September 1, commencing on March 1, 2026, by check or draft (or by wire transfer in certain circumstances as described herein) to the registered owners of the Bonds as of the close of business on the 15th day of the month preceding such interest payment date.

The Bonds are subject to redemption prior to maturity as described under the section captioned "**THE BONDS – Redemption Provisions**" herein.

The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under an insurance policy to be issued concurrently with the delivery of the Bonds by **Assured Guaranty Inc.** See *Appendix C – Bond Insurance Information and Specimen Municipal Bond Insurance Policy* attached to this Official Statement.



THE BONDS AND INTEREST THEREON WILL CONSTITUTE GENERAL OBLIGATIONS OF THE DISTRICT, PAYABLE FROM AD VALOREM TAXES WHICH MAY BE LEVIED WITHOUT LIMITATION AS TO RATE OR AMOUNT UPON ALL OF THE TAXABLE TANGIBLE PROPERTY, REAL AND PERSONAL, WITHIN THE TERRITORIAL LIMITS OF THE DISTRICT. See the section captioned "**SECURITY FOR THE BONDS**" herein.

See inside cover for maturities, principal amounts, interest rates, prices and CUSIP numbers.

The Bonds are offered when, as and if issued by the District and accepted by the Underwriter, subject to the approval of validity by Gilmore & Bell, P.C., St. Louis, Missouri, Bond Counsel to the District, and subject to certain other conditions. Bond Counsel will also pass on certain matters relating to this Official Statement. Certain legal matters will be passed upon for the District by its counsel, Hammond and Shimmers, P.C., Des Peres, Missouri. It is expected that the Bonds will be available for delivery through the facilities of The Depository Trust Company in New York, New York, on or about July 29, 2025.

STIFEL

The date of this Official Statement is July __, 2025.

* Preliminary; subject to change.

\$10,000,000*
WARRENTON FIRE PROTECTION DISTRICT OF WARREN COUNTY, MISSOURI
GENERAL OBLIGATION BONDS
SERIES 2025

MATURITY SCHEDULE*

<u>Maturity (March 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Price</u>	<u>CUSIP</u>
2027	\$270,000			
2028	500,000			
2029	535,000			
2030	585,000			
2031	370,000			
2032	390,000			
2033	410,000			
2034	430,000			
2035	455,000			
2036	480,000			
2037	500,000			
2038	530,000			
2039	555,000			
2040	585,000			
2041	615,000			
2042	645,000			
2043	680,000			
2044	715,000			
2045	750,000			

* Preliminary; subject to change.

WARRENTON FIRE PROTECTION DISTRICT OF WARREN COUNTY, MISSOURI

606 Fairgrounds Road
Warrenton, Missouri 63383
(636) 456-8935

BOARD OF DIRECTORS

Rob Vogelgesang, *President & Director*
Donnie Owenby, *Vice President & Director*
Laura McIntosh, *Treasurer & Director*
Malissa Booth, *Secretary & Director*
Rod Herrmann, *Director*

DISTRICT ADMINISTRATION

Anthony Hayeslip, Sr., *Fire Chief*
Keith Smith, *Assistant Chief*
Scott Determann, *Fire Marshal*
Christy Benn, *Office Manager*

DISTRICT'S COUNSEL

Hammond and Shinnars, P.C.,
Des Peres, Missouri

BOND AND DISCLOSURE COUNSEL

Gilmore & Bell, P.C.
St. Louis, Missouri

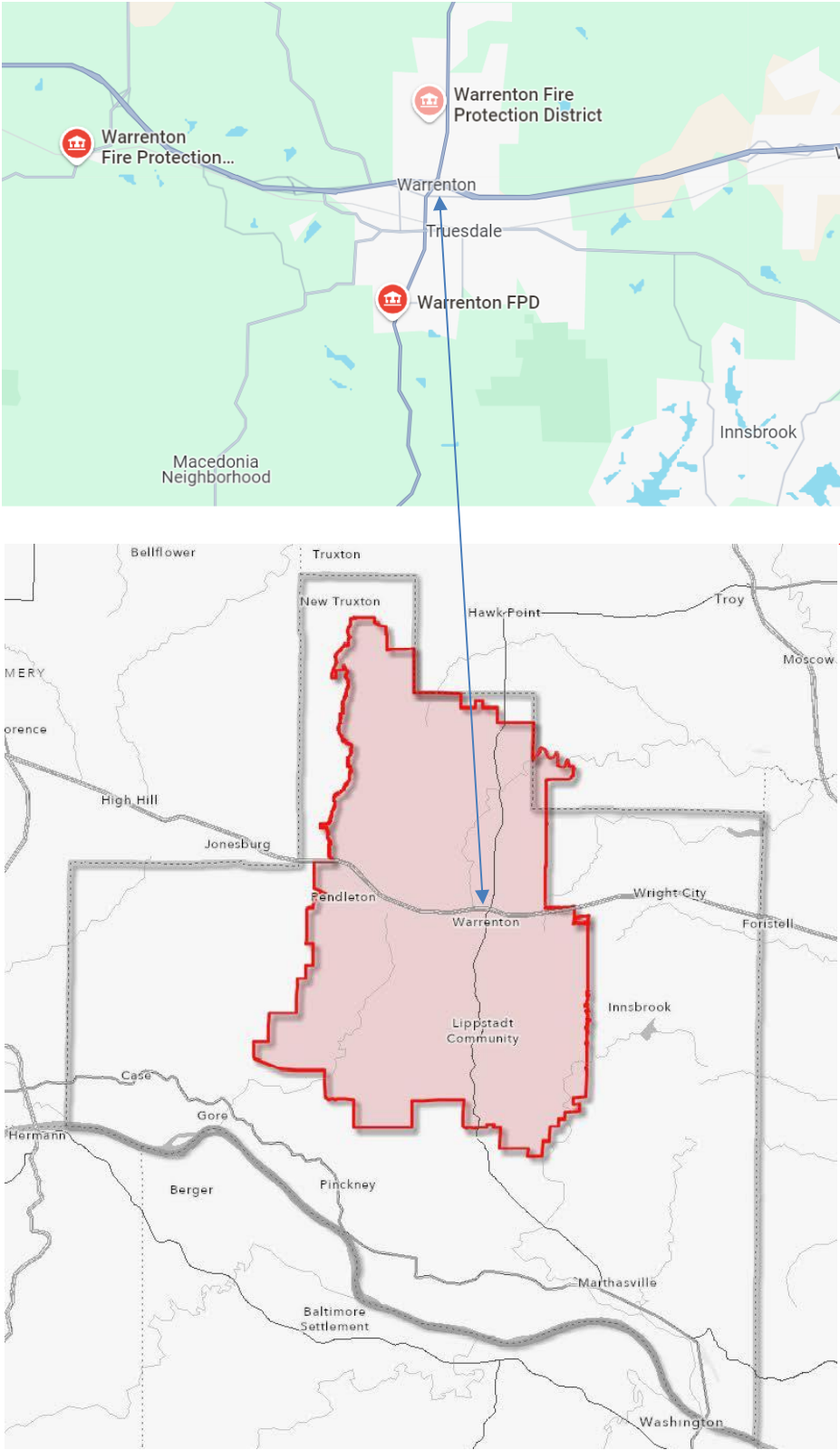
UNDERWRITER

Stifel, Nicolaus & Company, Incorporated
St. Louis, Missouri

PAYING AGENT

UMB Bank, N.A.
St. Louis, Missouri

**LOCATION OF THE
WARRENTON FIRE PROTECTION DISTRICT OF WARREN COUNTY, MISSOURI**



REGARDING USE OF THIS OFFICIAL STATEMENT

THE BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR UNDER ANY STATE SECURITIES OR “BLUE SKY” LAWS. THE BONDS ARE OFFERED PURSUANT TO AN EXEMPTION FROM REGISTRATION WITH THE SECURITIES AND EXCHANGE COMMISSION.

The information set forth herein has been obtained from the District and other sources that are deemed to be reliable but is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by, the District. The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

No dealer, broker, salesperson or any other person has been authorized by the District or the Underwriter to give any information or make any representations, other than those contained in this Official Statement, in connection with the offering of the Bonds, and if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any state in which it is unlawful for such person to make such offer, solicitation or sale. The information herein is subject to change without notice, and neither the delivery of this Official Statement nor the sale of any of the Bonds hereunder shall under any circumstances create any implication that there has been no change in the affairs of the District or the other matters described herein since the date hereof.

IN CONNECTION WITH THE OFFERING OF THE BONDS, THE UNDERWRITER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF SUCH BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

Assured Guaranty Inc. (the “Bond Insurer”) makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, the Bond Insurer has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding the Bond Insurer supplied by the Bond Insurer and presented within *Appendix C – Bond Insurance Information and Specimen Municipal Bond Insurance Policy*.

This Preliminary Official Statement is in a form deemed final by the District for purposes of Rule 15c2-12 issued under the Securities Exchange Act of 1934, as amended, except for certain information to be omitted pursuant to Rule 15c2-12(B)(1).

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OFFICIAL STATEMENT

WARRENTON FIRE PROTECTION DISTRICT OF WARREN COUNTY, MISSOURI

\$10,000,000* **GENERAL OBLIGATION BONDS** **SERIES 2025**

INTRODUCTION

The following introductory information is subject in all respects to more complete information contained elsewhere in this Official Statement. The order and placement of materials in this Official Statement, including the appendices hereto, are not to be deemed to be a determination of relevance, materiality or relative importance, and this Official Statement, including the cover page and appendices hereto, should be considered in its entirety. The offering of the Bonds to potential investors is made only by means of the entire Official Statement.

General

This Official Statement, including the cover page and appendices hereto, is furnished to prospective purchasers in connection with the offering and sale of \$10,000,000* aggregate principal amount of General Obligation Bonds, Series 2025 (the **“Bonds”**), by the Warrenton Fire Protection District of Warren County, Missouri (the **“District”**). The issuance and sale of the Bonds are authorized by a resolution of the Board of Directors of the District expected to be adopted on July 15, 2025 (the **“Resolution”**). All capitalized terms used herein and not otherwise defined herein have the meanings assigned to those terms in the Resolution.

The District

The District, a political subdivision of the State of Missouri (the **“State”**), is located in Warren County, Missouri (the **“County”**) with a very small portion in Lincoln County, Missouri. The District provides fire protection and emergency medical services to the central portion of the County including the City of Warrenton (the **“City”**), the City of Truesdale, the Village of Pendleton, part of the Village of Innsbrook, and a significant portion of the unincorporated County. The District spans approximately 124 square miles and protects an estimated population of 20,000 people. For more information concerning the District, see the sections captioned **“GENERAL AND ECONOMIC INFORMATION CONCERNING THE DISTRICT,” “DEBT STRUCTURE OF THE DISTRICT”** and **“FINANCIAL INFORMATION CONCERNING THE DISTRICT.”**

Authorization and Purpose of the Bonds

On April 8, 2025, the voters of the District approved, by a vote of 1,729 for and 844 against, the issuance of general obligation bonds in the amount of \$10,000,000.

The Bonds are being issued for the purpose of providing funds to (1) purchase life-saving fire apparatus, medical equipment, auxiliary equipment and vehicles; construct, improve, equip and furnish fire stations and infrastructure in response to increased demand in call volume; acquire any land necessary therefor; (2) refund the Certificates of Participation (Warrenton Fire Protection District of Warren County, Missouri, Lessee), Series 2016 (the **“Series 2016 Certificates”**); and (3) pay the costs of issuing the Bonds. See the section captioned **“PLAN OF FINANCING.”**

* Preliminary; subject to change.

Security for the Bonds

The Bonds will constitute general obligations of the District and will be payable as to both principal and interest from ad valorem taxes, which may be levied without limitation as to rate or amount upon all taxable tangible property, real and personal, within the territorial limits of the District. See the section captioned **“SECURITY FOR THE BONDS.”**

Continuing Disclosure

The District has covenanted in a Continuing Disclosure Undertaking dated as of July 1, 2025 (the **“Continuing Disclosure Undertaking”**) to provide certain financial information and operating data relating to the District and to provide notices of the occurrence of certain enumerated events relating to the Bonds. The Continuing Disclosure Undertaking was entered into by the District to comply with Rule 15c2-12 promulgated by the Securities and Exchange Commission (the **“Rule”**). The proposed form of the Continuing Disclosure Undertaking is included in this Official Statement as *Appendix B*.

Bond Insurance

Concurrently with the issuance of the Bonds, Assured Guaranty Inc. (the **“Bond Insurer”**) will issue its Municipal Bond Insurance Policy (the **“Policy”**) for the Bonds. The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due, as set forth in the form of the Policy included in this Official Statement as *Appendix C*.

THE BONDS

General

The Bonds are being issued in the aggregate principal amount of \$10,000,000*. The Bonds are dated as of the date of original issuance and delivery thereof. Principal is payable on March 1 in the years and in the principal amounts set forth on the inside cover page hereof, subject to redemption and payment prior to maturity, upon the terms and conditions described under the section captioned **“THE BONDS – Redemption Provisions.”** Interest on the Bonds is payable from the date thereof or the most recent date to which interest has been paid and is payable semiannually on March 1 and September 1 in each year, beginning March 1, 2026. Interest on the Bonds is calculated at the rates per annum set forth on the inside cover page, computed on the basis of a 360-day year of twelve 30-day months. The Bonds shall consist of fully-registered bonds in denominations of \$5,000 or any integral multiple thereof.

The principal or Redemption Price of the Bonds will be paid at maturity to the person in whose name such Bond is registered on the registration books (the **“Bond Register”**) at the maturity or earlier redemption, upon presentation and surrender of such Bond at the principal payment office of UMB Bank, N.A., St. Louis, Missouri (the **“Paying Agent”**), or such other office designated by the Paying Agent. The interest payable on the Bonds on any interest payment date shall be paid to the person in whose name such Bond is registered on the Bond Register at the close of business on the 15th day (whether or not a Business Day) of the calendar month preceding such interest payment date (the **“Record Date”**). The principal or Redemption Price of and interest on the Bonds shall be payable (1) by check or draft mailed by the Paying Agent to the address of such Registered Owner shown on the Bond Register or such other address furnished to the Paying Agent in writing by such Registered Owner or (2) by electronic transfer to such Registered Owner upon written notice signed by such Registered Owner and given to the Paying Agent not less than 15 days prior to the Record Date for such payment, containing the electronic transfer instructions including the name and address of the bank, the bank’s ABA

* Preliminary; subject to change.

routing number and the account number to which such Registered Owner wishes to have such transfer directed, together with an acknowledgment that an electronic transfer fee may be applicable.

Redemption Provisions

At the District's option, the Bonds or portions thereof maturing on March 1, 20__ and thereafter may be called for redemption and payment prior to their Stated Maturity on March 1, 20__ and thereafter, in whole or in part at any time, in such amounts for each Stated Maturity as shall be determined by the District, at the Redemption Price of 100% of the principal amount thereof, plus accrued interest thereon to the Redemption Date (as defined herein).

Selection of Bonds to be Redeemed

Bonds shall be redeemed only in the principal amount of \$5,000 or any integral multiple thereof. When less than all of the Outstanding Bonds are to be redeemed, such Bonds shall be redeemed in such order of their Stated Maturities as determined by the District, and Bonds of less than a full Stated Maturity shall be selected by the Paying Agent in \$5,000 units of principal amount by lot or in such other equitable manner as the Paying Agent may determine.

In the case of a partial redemption of Bonds, when Bonds of denominations greater than \$5,000 are then-Outstanding, then for all purposes in connection with such redemption each \$5,000 of face value shall be treated as though it were a separate Bond of the denomination of \$5,000. If it is determined that one or more, but not all, of the \$5,000 units of face value represented by any Bond are selected for redemption, then upon notice of intention to redeem such \$5,000 unit or units, the Registered Owner of such Bond or the Registered Owner's duly authorized agent shall present and surrender such Bond to the Paying Agent (1) for payment of the price which such Bonds are to be redeemed (the "**Redemption Price**") and interest to the date fixed for redemption (the "**Redemption Date**") of such \$5,000 unit or units of face value called for redemption, and (2) for exchange, without charge to the Registered Owner thereof, for a new Bond or Bonds of the aggregate principal amount of the unredeemed portion of the principal amount of such Bond. If the Registered Owner of any such Bond shall fail to present such Bond to the Paying Agent for payment and exchange as aforesaid, such Bond shall, nevertheless, become due and payable on the Redemption Date to the extent of the \$5,000 unit or units of face value called for redemption (and to that extent only).

Notice of Redemption

Unless waived by any Registered Owner of the Bonds to be redeemed, official notice of any redemption shall be given by the Paying Agent on the District's behalf by mailing a copy of an official redemption notice by first class mail at least 30 days but not more than 60 days prior to the Redemption Date to each Registered Owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register.

The failure of any Registered Owner to receive the foregoing notice or any defect therein shall not invalidate the effectiveness of the call for redemption.

With respect to optional redemptions, any notice may be conditioned upon moneys being on deposit with the Paying Agent on or prior to the Redemption Date in an amount sufficient to pay the Redemption Price on the Redemption Date. If such notice is conditional and moneys are not received, such notice shall be of no force and effect, the Paying Agent shall not redeem such Bonds and the Paying Agent shall give notice, in the same manner in which the notice of redemption was given, that such moneys were not so received and that such Bonds will not be redeemed.

So long as DTC (as defined herein) is effecting book-entry transfers of the Bonds, the Paying Agent shall provide the notices specified in the Resolution to DTC. It is expected that DTC will, in turn, notify its Participants (as defined herein) and that the Participants, in turn, will notify or cause to be notified the Beneficial

Owners (as defined herein). Any failure on the part of DTC or a Participant, or failure on the part of a nominee of a Beneficial Owner of a Bond (having been mailed notice from the Paying Agent, a Participant or otherwise) to notify the Beneficial Owner of the Bond so affected, will not affect the validity of the redemption of such Bond.

Effect of Call for Redemption

Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds to be redeemed shall become due and payable on the Redemption Date, at the Redemption Price therein specified, and from and after the Redemption Date (unless the District defaults in the payment of the Redemption Price) such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with such notice, the Redemption Price of such Bonds shall be paid by the Paying Agent. Installments of interest due on or prior to the Redemption Date shall be payable as provided in the Resolution for payment of interest. Upon surrender for the partial redemption of any Bond, the Paying Agent shall prepare for the Registered Owner a new Bond or Bonds of the same Stated Maturity in the amount of the unpaid principal as provided in the Resolution. All Bonds that have been surrendered for redemption shall be canceled and destroyed by the Paying Agent pursuant to the Resolution and shall not be reissued.

Book-Entry Only System

General. The Bonds are available in book-entry only form. Purchasers of the Bonds will not receive certificates representing their interests in the Bonds. Ownership interests in the Bonds will be available to purchasers only through a book-entry system (the “**Book-Entry System**”) maintained by The Depository Trust Company (“**DTC**”), New York, New York.

The following information concerning DTC and DTC’s Book-Entry System has been obtained from DTC. The District takes no responsibility for the accuracy or completeness thereof, and neither the Indirect Participants (as defined herein) nor the Beneficial Owners (as defined herein) should rely on the following information with respect to such matters but should instead confirm the same with DTC or the Direct Participants (as defined herein), as the case may be. There can be no assurance that DTC will abide by its procedures or that such procedures will not be changed from time to time.

DTC and its Participants. DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“**Direct Participants**”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“**DTCC**”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“**Indirect Participants**”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Ownership Interests. Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("**Beneficial Owner**") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchases. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which they entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the Book-Entry System for the Bonds is discontinued.

Transfers. To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Notices. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices will be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Voting. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's Money Market Instrument Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Payments of Principal, Redemption Price and Interest. Payment of principal or Redemption Price of and interest on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Paying Agent, on the payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal or Redemption Price of and interest on the Bonds to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

Discontinuation of Book-Entry System. DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District or the Paying Agent. Under such circumstances, if a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

Registration, Transfer and Exchange of Bonds

The District will cause the Bond Register to be kept at the principal payment office of the Paying Agent or such other office designated by the Paying Agent for the registration, transfer and exchange of the Bonds as provided in the Resolution. Upon surrender of any Bond at the principal payment office of the Paying Agent, or at such other office designated by the Paying Agent, the Paying Agent shall transfer or exchange such Bond as provided in the Resolution.

The Paying Agent shall transfer or exchange such Bond for a new Bond or Bonds in any authorized denomination of the same Stated Maturity and in the same aggregate principal amount as the Bond that was presented for transfer or exchange. Bonds presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in a form and with guarantee of signature satisfactory to the Paying Agent, duly executed by the Registered Owner thereof or by the Registered Owner's duly authorized agent. Any additional costs or fees that might be incurred in the secondary market, other than fees of the Paying Agent, are the responsibility of the Registered Owners of the Bonds. If any Registered Owner fails to provide a correct taxpayer identification number to the Paying Agent, the Paying Agent may make a charge against such Registered Owner sufficient to pay any governmental charge required to be paid as a result of such failure.

The District and the Paying Agent shall not be required (1) to register the transfer or exchange of any Bond that has been called for redemption after notice of such redemption has been mailed by the Paying Agent in accordance with the Resolution and during the period of 15 days next preceding the date of mailing of such notice of redemption, or (2) to register the transfer or exchange of any Bond during a period beginning at the opening of business on the day after receiving written notice from the District of its intent to pay Defaulted Interest and ending at the close of business on the date fixed for the payment of Defaulted Interest pursuant to the Resolution.

SECURITY FOR THE BONDS

Pledge of Full Faith and Credit. The Bonds are general obligations of the District payable as to both principal and interest from ad valorem taxes, which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, within the District's territorial limits. The full faith, credit and resources of the District are irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same becomes due.

Levy and Collection of Annual Tax. Under the Resolution, the District has authorized the imposition upon all of the taxable tangible property within the District of a direct annual tax sufficient to produce the amounts necessary for the payment of the principal of and interest on the Bonds as the same becomes due and payable in each year.

Such taxes shall be extended upon the tax rolls in each year, and shall be levied and collected at the same time and in the same manner as the District's other ad valorem taxes are levied and collected. The proceeds derived from said taxes shall be deposited in the Debt Service Fund, shall be kept separate and apart from all other funds of the District and shall be used solely for the payment of the principal or Redemption Price of and

interest on the Bonds as and when the same becomes due, taking into account scheduled mandatory redemptions, if any, and the fees and expenses of the Paying Agent.

If at any time said taxes are not collected in time to pay the principal or Redemption Price of and interest on the Bonds when due, the District's Treasurer is authorized and directed to pay said principal or Redemption Price and interest out of the District's general funds and to reimburse said general funds for money so expended when said taxes are collected.

RISK FACTORS

The following is a discussion of certain risks that could affect the payments to be made by the District with respect to the Bonds. To identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including its appendices). Prospective purchasers of the Bonds should consider carefully all possible factors that may result in a default in the payment of the Bonds, the redemption of the Bonds prior to maturity, or a determination that the interest on the Bonds might be deemed taxable for purposes of federal and State income taxation or that may affect the market price or liquidity of the Bonds. **This discussion of risk factors is not, and is not intended to be, comprehensive or exhaustive.**

Ad Valorem Property Taxes

Under the Resolution, the District has authorized the levy of a direct annual tax on all taxable tangible property within the District sufficient to produce amounts necessary for the payment of the principal of and interest on the Bonds each year. Declining property values in the District, whether caused by national or global financial crises, natural disasters, local economic downturns, or other reasons, may require higher levy rates, which may increase the burden on local taxpayers and affect certain taxpayers' willingness or ability to continue timely paying property taxes. See the section captioned **"PROPERTY TAX INFORMATION CONCERNING THE DISTRICT – Property Valuations."** In addition, the issuance of additional general obligation bonds by the District or other indebtedness by other political subdivisions in the District would increase the tax burden on taxpayers in the District. See the section captioned **"DEBT STRUCTURE OF THE DISTRICT – Direct and Overlapping Indebtedness."** State law limits the amount of general obligation debt issuable by the District to 5% of the assessed valuation of taxable tangible property in the District. See the section captioned **"DEBT STRUCTURE OF THE DISTRICT – Legal Debt Capacity."** Other political subdivisions in the District are subject to similar limitations on general obligation debt imposed by State law, including cities, school districts, counties and certain other political subdivisions, which are limited to general obligation debt of 20%, 15%, 10% and 5% of assessed valuation of taxable tangible property, respectively.

Concentration of property ownership in the District would expose the District's ability to collect ad valorem property taxes to the financial strength, ability and willingness of major taxpayers to pay property taxes. See the sections captioned **"PROPERTY TAX INFORMATION CONCERNING THE DISTRICT – Property Valuations"** and **"– Major Property Taxpayers."**

Senior Property Tax Credit Program

The Missouri General Assembly enacted legislation in 2023 (subsequently amended in 2024) that authorizes counties to grant property tax credits to each "eligible taxpayer" equal to the difference between the real property tax liability on the eligible taxpayer's homestead in the current year minus the real property tax liability on the homestead either (1) in the year the county initially authorizes the credit or (2) when the person becomes an "eligible taxpayer" (the **"Senior Property Tax Credit Program"**). "Eligible taxpayer" means a Missouri resident who (1) is at least 62 years old, (2) owns real property used as the taxpayer's primary residence and (3) is liable for the payment of property taxes on that property. Implementation of the Senior Property Tax Credit Program requires either adoption of an ordinance by a county or an initiative petition and voter approval

process. Property tax bills within counties that participate in the Senior Property Tax Credit Program will reflect the tax credit on property tax bills for eligible taxpayers, thereby reducing the amount of property taxes that the eligible taxpayer would otherwise pay. The Warren County Commission passed an ordinance in September 2024 implementing the Senior Property Tax Credit Program in Warren County. The first application window for the Senior Property Tax Credit Program in Warren County closes on June 30, 2025. The potential financial impact of the Senior Property Tax Credit Program on the District is not yet ascertainable.

Missouri Property Tax Cap

In June 2025, the Missouri General Assembly passed Senate Bill 3, which authorizes counties to grant property tax credits in the form of a cap on increases to residential real property tax bills. For certain counties, the real property tax liability on an eligible taxpayer's home may be increased by no more than five percent per year or the percent increase in the Consumer Price Index, whichever is greater. For other counties, including Warren County, the real property tax liability on an eligible taxpayer's home may not be increased above the liability incurred during the initial credit year. The City of St. Louis and 17 counties are exempt from the bill. The initial credit year is 2024 or, if the eligible taxpayer's real property tax liability is lower in a subsequent year, the initial credit year is that subsequent calendar year. All non-exempt counties are required to place a question of whether to enact this real property tax cap on the ballot by no later than the April 2026 general election. If a majority of the votes cast on the question are in favor of the cap, the credit shall be in effect and the county shall grant the property tax credit to eligible taxpayers. The County Collector will note the amount of any credit on the real property tax bills sent to eligible taxpayers. The potential financial impact of Senate Bill 3 on the District is not yet ascertainable.

Secondary Market Prices and Liquidity

The Underwriter will not be obligated to repurchase any of the Bonds, and no representation is made concerning the existence of any secondary market for the Bonds. No assurance is given that any secondary market will develop following the completion of the offering of the Bonds or that the initial offering price for the Bonds will continue for any period of time.

Prices of municipal securities in the secondary market are subject to adjustment upward and downward in response to changes in the credit markets and changes in the operating performance or tax collection patterns of issuers. Particularly, prices of outstanding municipal securities should be expected to decline if prevailing market interest rates rise. Municipal securities are generally viewed as long-term investments, subject to material unforeseen changes in the investor's or the issuer's circumstances and may require commitment of the investor's funds for an indefinite period of time, perhaps until maturity.

Rating

A rating agency has assigned the Bonds the ratings set forth under **"BOND RATINGS"** in this Official Statement. The ratings reflect only the views of the rating agency, and an explanation of the significance of such rating may be obtained therefrom. There is no assurance that the ratings will remain in effect for any given period of time or that they will not be revised, either downward or upward, or withdrawn entirely, by said rating agency if, in its judgment, circumstances warrant. Any such downward revision or withdrawal of the ratings may have an adverse effect on the market price of the Bonds.

Bankruptcy

In addition to the limitations on remedies contained in the Resolution, the rights and remedies provided by the Bonds may be limited by and are subject to (1) bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws affecting creditors' rights, (2) the application of equitable principles, and (3) the exercise of judicial discretion in appropriate cases and to limitations on legal remedies against political subdivisions in the State. Section 108.180 of the Revised Statutes of Missouri requires that any

interest and sinking fund moneys only be used to pay principal of and interest on the Bonds. The District, like all other political subdivisions of the State, is specifically authorized by State law to institute proceedings under Chapter 9 of the Federal Bankruptcy Code. Such proceedings, if commenced, are likely to have an adverse effect on the market price of the Bonds.

Amendment of the Resolution

Certain amendments, effected by resolution of the District, to the Bonds and the Resolution may be made with the written consent of the Registered Owners of not less than a majority in principal amount of the Bonds then outstanding. Such amendments may adversely affect the security of the owners of the Bonds; provided that, no amendments may (1) extend the maturity of any payment of principal or interest due upon any Bond, (2) alter the optional redemption of any Bond, (3) effect a reduction in the amount that the District is required to pay as principal of or interest on any Bond, (4) permit preference or priority of any Bond over any other Bond, or (5) reduce the percentage in principal amount of Bonds required for the written consent to any modification or alteration of the provisions of the Resolution without the written consent of the Registered Owners of all of the Bonds at the time outstanding. The District may also amend or supplement the Resolution, without notice to or the consent of any Registered Owners, for the purpose of curing any formal defect, omission, inconsistency or ambiguity therein or in connection with any other change therein that is not materially adverse to the security of the Registered Owners.

Loss of Premium from Redemption

Any person who purchases the Bonds at a price in excess of their principal amount or who holds such Bonds trading at a price in excess of par should consider the fact that the Bonds are subject to redemption prior to maturity at the redemption prices described herein in the event such Bonds are redeemed prior to maturity. See the section captioned **“THE BONDS – Redemption Provisions.”**

Tax-Exempt Status and Risk of Audit

The failure of the District to comply with certain covenants set forth in the Resolution could cause the interest on the Bonds to become included in gross income for federal and State income tax purposes retroactive to the date of issuance of the Bonds. The Resolution does not provide for the payment of any additional interest, redemption premium or penalty if the interest on the Bonds becomes included in gross income for federal and State income tax purposes. See the section captioned **“TAX MATTERS.”**

The Internal Revenue Service (the **“IRS”**) has established an ongoing program to audit tax-exempt obligations to determine whether interest on such obligations should be included in gross income for federal income tax purposes. Owners of the Bonds are advised that, if an audit of the Bonds were commenced, the IRS, in accordance with its current published procedures, is likely to treat the District as the taxpayer, and the owners of the Bonds may not have a right to participate in such audit. Public awareness of any audit could adversely affect the market value and liquidity of the Bonds during the pendency of the audit, regardless of the ultimate outcome of the audit.

Defeasance Risks

When any or all of the Bonds or scheduled interest payments thereon have been paid and discharged as provided in the Resolution, the requirements contained in the Resolution and the pledge of the District's faith and credit thereunder and all other rights granted thereby will terminate with respect to the Bonds or scheduled interest payments thereon so paid and discharged. Bonds or scheduled interest payments thereon shall be deemed to have been paid and discharged within the meaning of the Resolution if there has been deposited with the Paying Agent, or other commercial bank or trust company, moneys and/or Defeasance Obligations that, together with the interest to be earned on any such Defeasance Obligations, will be sufficient for the payment of the principal of and redemption premium, if any, on said Bonds and interest accrued to the stated maturity

or Redemption Date. There is no legal requirement in the Resolution that Defeasance Obligations be rated in the highest rating category by any rating agency. Prices of municipal securities in the secondary market are subject to adjustment upward and downward in response to changes in the credit markets, and that could include the rating of Bonds defeased with Defeasance Obligations to the extent the Defeasance Obligations have a change or downgrade in rating.

Future Economic, Demographic and Market Conditions

Adverse economic conditions or changes in demographics in the District, including increased unemployment and inability to control expenses in periods of inflation, could adversely impact payment of taxes by taxpayers in the District and, therefore, the District's financial condition.

Cybersecurity Risks

The District relies on its information systems to provide security for processing, transmission and storage of confidential personal, health-related, credit and other information. It is possible that the District's security measures will not prevent improper or unauthorized access or disclosure of personally identifiable information resulting from cyber-attacks. Security breaches, including electronic break-ins, computer viruses, attacks by hackers and similar breaches can create disruptions or shutdowns of the District and the services it provides, or the unauthorized disclosure of confidential personal, health-related, credit and other information. If personal or otherwise protected information is improperly accessed, tampered with or distributed, the District may incur significant costs to remediate possible injury to the affected persons, and the District may be subject to sanctions and civil penalties if it is found to be in violation of federal or state laws or regulations. Any failure to maintain proper functionality and security of information systems could interrupt the District's operations, delay receipt of revenues, damage its reputation, subject it to liability claims or regulatory penalties and could have a material adverse effect on its operations, financial condition and results of operations. Although the District has an insurance policy to cover some cybersecurity risks, the size and scope of the policy limits may not be sufficient to cover all cybersecurity events.

Potential Impact of Public Health Emergencies

Global health emergencies such as COVID-19 could have materially adverse regional, national or global economic and social impacts causing, among other things, the promulgation of local or state orders limiting certain activities, extreme fluctuations in financial markets and contraction in available liquidity, prohibitions of gatherings and public meetings in such places as entertainment venues, extensive job losses and declines in business activity across important sectors of the economy, impacts on supply chain and availability of resources, declines in business and consumer confidence that negatively impact economic conditions or cause an economic recession. The District cannot predict the extent to which its operations or financial condition may decline nor the amount of increased costs, if any, that may be incurred by the District associated with operating during any public health emergencies including, but not limited to, the amount of (1) increases in required services of the District, (2) costs to clean, sanitize and maintain its facilities, (3) costs to hire additional and/or substitute employees, (4) costs to acquire supporting goods and services, or (5) costs to operate remotely and support the employees of the District. Accordingly, the District cannot predict the effect any public health emergencies will have on the finances or operations of the District or whether any such effects will have a material adverse effect on the ability to support payment of debt service on the Bonds. The District receives the majority of its revenue from property taxes, and the District did not experience a decrease in revenues due to COVID-19. Historical revenues and expenditures for the District's General Fund for the fiscal years ended October 31, 2022, October 31, 2023 and December 31, 2024 are set forth under the section captioned **"FINANCIAL INFORMATION CONCERNING THE DISTRICT – Summary of General Fund Operations."**

PLAN OF FINANCING

Authorization of Bonds

The Bonds are authorized pursuant to and in full compliance with the constitution and statutes of the State, including particularly Article VI, Section 26 of the Missouri Constitution and Chapter 321 of the Revised Statutes of Missouri. On April 8, 2025, the voters of the District approved, by a vote of 1,729 for and 844 against, the issuance of general obligation bonds in the amount of \$10,000,000. The Bonds are being issued pursuant to the Resolution.

The Project

The Bonds were authorized for the purpose of decreasing response times to 911 emergency calls and carrying out the mission of the Fire Protection District by purchasing life-saving fire apparatus, medical equipment, auxiliary equipment and vehicles; constructing, improving, equipping and furnishing fire stations and infrastructure in response to increased demand in call volume; acquiring any land necessary therefor (collectively, the **“Project”**). The primary portions of the Project expected to be paid from Bond proceeds are:

- Fire Station 1: Renovate and upgrade living quarters and building security and replace old and outdated equipment
- Fire Station 2: Renovate and upgrade building security, repair or replace parking lot and replace old and outdated equipment
- Vehicles: Replace frontline apparatus (such as engines and ladders) and staff vehicles

Renovations, upgrades and equipment replacement are expected to be completed by the end of 2026. Vehicle replacement will occur over the next one to three years.

Refunding

A portion of the proceeds of the Bonds will be used to refund the Series 2016 Certificates, which are outstanding in the principal amount of \$900,000. The Series 2016 Certificates maturing on September 1, 2025 and thereafter will be called for prepayment on July 29, 2025, at a prepayment price of 100% of the outstanding principal amount thereof, plus accrued interest to the prepayment date. On the date of issuance of the Bonds, the District will deposit with UMB Bank, N.A., as trustee for the Series 2016 Certificates, proceeds of the Bonds in an amount sufficient to pay the prepayment price of and interest becoming due and payable on the Series 2016 Certificates to and including July 29, 2025.

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Sources and Uses of Funds

The following table summarizes the estimated sources of funds and the expected uses of such funds, in connection with the plan of financing:

Sources of Funds:

Par Amount of the Bonds	\$
Net Original Issue Premium	
Total	<u>\$</u>

Uses of Funds:

Costs of the Project	\$
Refund the Series 2016 Certificates	
Bond Insurance Premium	
Costs of Issuance (including Underwriter's Discount)	
Total	<u>\$</u>

GENERAL AND ECONOMIC INFORMATION CONCERNING THE DISTRICT

Location and Size

The predecessors to the District, the City of Warrenton Volunteer Fire Department and the Warrenton Rural Fire Protection Association, were formed in 1939 and 1951, respectively. In 1988, voters approved the formation of the District with 89% of the electorate voting in favor. The District provides fire protection and emergency medical services to the central portion of the County including the City, the City of Truesdale, the Village of Pendleton, part of the Village of Innsbrook and a significant portion of the unincorporated County. The District spans approximately 124 square miles and protects an estimated population of 20,000 people.

Government and Organization

The District is governed by a five-member Board of Directors (the “**Board**”). The members of the Board, who must be registered voters of the District and at least 25 years of age, are elected by the qualified voters of the District for six-year staggered terms, with one or two members elected at each periodic interval. All Board members are elected at-large and receive nominal compensation. The President of the Board is elected by the Board from among its members for a term of one year and has no regular administrative duties. The Secretary and Treasurer are elected by the Board and may or may not be members of the Board.

The Board is responsible for the overall safety and soundness of the District, setting policy and providing the fiscal management of the District.

The current members and officers of the Board are as follows:

<u>Name</u>	<u>Office</u>	<u>Service Began</u>	<u>Current Term Expires</u>
Rob Vogelgesang	President/Director	April 2019	April 2031
Donnie Owenby	Vice President/Director	April 2007	April 2031
Laura McIntosh	Treasurer/Director	April 2023	April 2029
Malissa Booth	Secretary/Director	April 2023	April 2029
Rod Herrmann	Director	May 2025	April 2027

The Board appoints the Fire Chief, who is the Chief Administrative Officer of the District and is responsible for implementing the policies set by the Board. Anthony Hayeslip, Sr., the current Fire Chief, joined the District as a captain in 2009 and was promoted to Fire Chief in 2019. The Fire Chief is supported by an Assistant Chief, a Fire Marshal and an Office Manager.

The District is a “combination” fire district, meaning the District utilizes both career and volunteer firefighters. The District currently has 14 full-time employees consisting of the personnel listed in the previous paragraph as well as captains and firefighters who are paid career personnel. The District also has approximately seven unpaid volunteer firefighters.

Employee Relations

The District entered into a Collective Bargaining Agreement (the “CBA”) with the Professional Firefighters of Eastern Missouri, Local 2665, of the International Association of Firefighters, which represents the District’s firefighters. The CBA expires on October 31, 2025. The District believes it has a strong relationship with its employees. The employees of the District are not allowed by law to strike or engage in work stoppage, and the District has never been involved in any such actions.

Facilities

The District operates the following facilities:

<u>Facility</u>	<u>Location</u>
Headquarters and Fire Station 1 (12,136 sq. ft.)	606 Fairgrounds Road Warrenton, Missouri 63383
Fire Station 2 (9,046 sq. ft.)	26625 South Highway 47 Warrenton, Missouri 63383
Fire Station 3 (4,439 sq. ft.)	28884 Highway B Warrenton, Missouri 63383

Firefighting and Emergency Medical Calls

The following table sets forth the number of calls made and revenues from permits issued by the District during the past five calendar years.

<u>Year</u>	<u>Emergency Medical</u>	<u>Fire Responses</u>	<u>Fire Prevention (Permits)</u>	<u>Permit Revenue</u>
2020	676	667	135	\$ 77,586
2021	715	797	102	106,149
2022	839	860	118	74,663
2023	924	943	116	101,403
2024	888	855	91	60,516

Source: The District.

Dispatching

The Warren County Emergency Communication Center (“WCECC”) provides dispatching services for all law enforcement, fire and emergency medical services throughout the County, including the District. A

separate sales tax levy supports WCECC. All of the District’s front line rescue vehicles are equipped with the latest technology for emergency dispatching.

District Insurance Classification Rating

The Insurance Services Office, Inc. (“**ISO**”) also known as Verisk, provides risk-related information to the insurance industry. Among the information ISO provides is evaluations of fire, building and infrastructure capabilities within communities across the country. ISO provides a Public Protection Classification rating system, with “1” representing superior protection and “10” indicating the community meets minimum ISO criteria. ISO’s fire service ratings may have a significant impact on fire insurance rates. The District presently has an ISO split classification rating of “5/10.” The “5” rating applies to all properties within five road miles of a fire station. Properties beyond five road miles of a fire station have a “10” rating.

Transportation

The District is traversed by Interstate 70 and State Highway 47. Interstate 70 provides direct access to St. Louis, approximately 55 miles east of the District, and to Kansas City, approximately 190 miles west of the District. Recently, the Missouri Department of Transportation announced a \$2.8 billion project to expand Interstate 70 to three lanes each way between Wentzville and Kansas City. The first 20-mile section of this project between Columbia and Kingdom City, Missouri is expected to be completed by the end of 2027.

Regularly scheduled air passenger and freight service is available at the St. Louis Lambert International Airport located on Interstate 70 in St. Louis County, approximately 40 miles east of the District.

Rail service is provided by Norfolk Southern and Burlington Northern.

Several national motor carriers maintain terminals within the District. In addition, common motor carriers serve the communities within the District.

Population Statistics for the City

The following table sets forth historical population statistics for the City:

<u>Year</u>	<u>Population</u>
1990	3,596
2000	5,281
2010	7,880
2020	8,429

Source: U.S. Census Bureau; Decennial Censuses.

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Age Distribution

The following table shows population by age categories for the City:

Current Estimate Population Age Distribution

<u>Age</u>	<u>Population</u>
0-4 years	661
5-19	2,050
20-24	540
25-44	2,610
45-64	1,709
65+	<u>1,300</u>
Total	8,870

Source: U.S. Census Bureau – 2019-2023 American Community Survey 5-Year Estimates.

Housing Statistics

There are no statistics relating specifically to housing in the District. The following table sets forth statistics relating to housing for the City, which is believed to be indicative of housing in the District, and for comparative purposes, the County, the St. Louis Metropolitan Statistical Area (the “**St. Louis MSA**”), and the State:

	<u>Median Value Of Owner Occupied Housing</u>	<u>% Built in 2000 or Later</u>	<u>% Built Before 1940</u>
The City	\$193,100	47.0%	5.6%
Other Entities			
The County	241,200	43.2	5.2
St. Louis MSA	232,100	18.5	16.1
The State	215,600	21.5	13.4

Source: U.S. Census Bureau – 2019-2023 American Community Survey 5-Year Estimates.

Income Statistics

There are no statistics relating specifically to income in the District. The following table sets forth statistics relating to income for the City, which is believed to be indicative of income in the District, and for comparative purposes, the County, the St. Louis MSA, and the State.

	<u>Per Capita Income</u>	<u>Median Family Income</u>	<u>% People Below Poverty Level</u>
The City	\$26,290	\$ 81,694	15.2%
Other Entities			
The County	36,403	110,291	9.3
St. Louis MSA	44,689	131,348	10.3
The State	38,497	114,143	12.6

Source: U.S. Census Bureau – 2019-2023 American Community Survey 5-Year Estimates.

Economic Growth

The District has a diverse economic base that includes a strong agricultural foundation, substantial industrial activity, and retail, commercial and other support services for District residents. The District's location, off Interstate 70 and within an hour drive from St. Louis, makes it ideal for the efficient transportation of goods. The District, particularly within the boundaries of the City, has experienced residential growth, with two 200-unit multifamily housing developments built recently and continued single-family home construction. The City serves as the retail and service hub in the District, with an increasing number of stores, restaurants, medical buildings and office spaces.

Major Employers. Listed below are the largest public and private employers in the County:

<u>Name</u>	<u>Product or Service</u>	<u>Employment</u>
1. America's Heartland Packing LLC ⁽¹⁾	Food Processing and Packaging	1,300
2. Warrenton Oil Co	Oil & Gas Producer	500
3. Warren County R-III School District	Public Education	500
4. Walmart Supercenter	Department Store	400
5. Refresco Beverages US Inc	Beverages	250
6. Saf-HOLLAND USA	Automobile Parts & Supplies	200
7. CertainTeed	Asphalt Roofing Shingles	150
8. Schnucks	Retail Grocer	149
9. Child Evangelism Fellowship	Religious Organization	120
10. Oldcastle Building Envelope	Glass Production	100
11. Innsbrook Resort	Resort	100

⁽¹⁾ America's Heartland Packing (a meat processing and packaging facility) began operations in the County in April 2025. Once the facility is in full production later this year, the plant will employ approximately 1,300 people.

Source: Warren County.

Employment. The following table sets forth the total labor force and the number of employed and unemployed workers in the City and, for comparative purposes, the unemployment rates for the City, the County, the State and the United States for 2020 through 2024:

<u>City Labor Force</u>				<u>Unemployment Rates</u>			
<u>Year</u>	<u>Employed</u>	<u>Unemployed</u>	<u>Total</u>	<u>City</u>	<u>County</u>	<u>State</u>	<u>United States</u>
2020	3,980	338	4,318	7.8%	5.9%	6.1%	8.1%
2021	3,877	390	4,267	9.1	4.0	4.2	5.3
2022	4,086	334	4,420	7.6	2.6	2.6	3.6
2023	4,206	317	4,523	7.0	3.0	3.1	3.6
2024	4,244	319	4,563	7.0	3.5	3.7	4.0

Source: U.S. Bureau of Labor Statistics.

Building and Construction Data

The City issues construction permits. The following table sets forth the number of building permits issued by the City for each of the last five fiscal years of the City:

Fiscal Year	Single Family Residential		Multi Family		New Commercial	
	Units	Value	Locations/Units	Value	Units	Value
2020	97	\$ 8,455,816	6/44	\$ 4,247,741	2	\$1,012,788
2021	34	4,365,647	12/114	10,566,404	2	1,609,606
2022	12	3,620,002	9/36	4,092,891	3	3,100,654
2023	41	12,953,674	11/60	11,004,018	7	10,945,889
2024	58	19,039,553	27/120	18,926,838	2	410,000

Source: City of Warrenton.

Services Within the District

Education. Primary and secondary education in the District are mainly provided by the Warren County R-III School District. Montgomery County R-II School District also provides public education to a small portion of the District. The Warren County R-III School District has an early childhood center, three elementary schools, one middle school and one high school. Both public school districts are accredited by the Missouri Department of Elementary and Secondary Education.

Post-secondary education is provided by St. Charles Community College, located approximately 30 miles east of the District; by East Central Community College, located approximately 30 miles south of the District; by Lindenwood University, located approximately 35 miles east of the District in the City of St. Charles; and by the numerous institutions of higher education located in the St. Louis metropolitan area, including St. Louis University, Washington University in St. Louis and the University of Missouri-St. Louis.

Medical Services. Area medical facilities include SSM Health Medical Group and Mercy Clinic Primary Care-Warrenton. In addition, dentists, chiropractors, counselors and doctors provide medical services from offices and clinics located in the District. Seven general acute care hospitals are located within a 40-mile radius of the District.

Utilities. Natural gas service and electric service are provided by Ameren Missouri. Cuivre River Electric Cooperative also provides electric service to certain areas of the District. Solid waste services are provided by the City, the City of Truesdale and private solid waste management companies. Water services and sewer services are provided by the City and the City of Truesdale. Most rural residents of the District obtain water from private wells.

Public Safety. Police protection in the District is provided by the incorporated municipalities overlapping the District and the County sheriff's department in the unincorporated portions of the District. The City's police department consists of approximately 30 professional men and women. The County sheriff's department consists of approximately 78 employees. The Warren County Ambulance District provides 24-hour transfer service and emergency medical treatment from four bases located in the County. A small portion of the District is served by the Marthasville Ambulance District. A separate tax levy supports the ambulance districts.

Recreational Facilities. Within the City there are numerous public parks containing community playgrounds, pavilions, walking and bike paths, ball fields, aquatic centers, and other amenities. Located in nearby St. Louis County and the City of St. Louis are many recreational and cultural facilities available to residents of the District, including the St. Louis Arch, St. Louis Zoo, Missouri Botanical Gardens, St. Louis Cardinals baseball, St. Louis Blues hockey, St. Louis City SC soccer and the St. Louis Symphony.

DEBT STRUCTURE OF THE DISTRICT

General Obligation Indebtedness

The Bonds will be the only outstanding general obligation bonds of the District.

Direct and Overlapping Indebtedness

The following table sets forth the District's direct debt, including the Bonds, and outstanding indebtedness of political subdivisions with boundaries overlapping the District as of June 1, 2025, and for those political subdivisions with outstanding indebtedness, the percent attributable to the District. The table was compiled from information furnished by the jurisdictions responsible for the debt, and the District has not independently verified the accuracy or completeness of such information. Furthermore, political subdivisions may have ongoing programs requiring the issuance of substantial additional bonds, the amounts of which cannot be determined at this time.

<u>Taxing Jurisdiction</u>	<u>Outstanding General Obligation Bonds⁽¹⁾</u>	<u>Estimated Percent Applicable to District</u>	<u>Estimated Dollar Amount Applicable to District</u>
The District	\$10,000,000*	100%	\$10,000,000*
Lincoln County Ambulance District	9,885,000	1%	98,850
The City	4,130,000	100%	4,130,000
Warren County R-III School District	39,575,000	91%	36,013,250
Montgomery County R-II School District	19,500,000	3%	585,000
Total			<u>\$50,827,100*</u>

⁽¹⁾ This table excludes (1) neighborhood improvement district bonds, which are a general obligation of the issuer but are expected to be paid from special assessments and for which the issuer may not levy a general property tax without additional voter approval and (2) lease obligations.

Source: The District; the taxing jurisdictions' records; and EMMA: Municipal Securities Rulemaking Board.

Debt Ratios and Related Information

The following table summarizes certain financial information concerning the District. This information should be reviewed in conjunction with the information contained in this section and the District's financial statements attached as *Appendix A*.

District Population Estimate	20,000
2024 Assessed Valuation	\$354,531,749
2024 Estimated Actual Value	\$1,548,761,123
Outstanding General Obligation Bonds (" Direct Debt ")	\$10,000,000*
Per Capita Estimated Actual Value	\$77,438*
Per Capita Direct Debt	\$500*
Ratio of Direct Debt to Assessed Valuation	2.82%*
Ratio of Direct Debt to Estimated Actual Value	0.65%*
Overlapping General Obligation Debt (" Overlapping Debt ")	\$40,827,100
Total Direct and Overlapping Debt	\$50,827,100*
Per Capita Direct and Overlapping Debt	\$2,541*
Ratio of Direct and Overlapping Debt to Assessed Valuation	14.34%*
Ratio of Direct and Overlapping Debt to Estimated Actual Value	3.28%*

* Preliminary; subject to change.

Debt Service Requirements

The following schedule shows the yearly principal and interest requirements for the Bonds:

<u>Fiscal Year</u>	<u>Principal*</u>	<u>Interest</u>	<u>Total</u>
2027	\$ 270,000	\$	\$
2028	500,000		
2029	535,000		
2030	585,000		
2031	370,000		
2032	390,000		
2033	410,000		
2034	430,000		
2035	455,000		
2036	480,000		
2037	500,000		
2038	530,000		
2039	555,000		
2040	585,000		
2041	615,000		
2042	645,000		
2043	680,000		
2044	715,000		
2045	<u>750,000</u>	<u> </u>	<u> </u>
Total	<u>\$10,000,000</u>	<u>\$ </u>	<u>\$ </u>

The principal and interest requirements on the Bonds are payable from amounts in the District's Debt Service Fund generated by a levy on all taxable tangible property in the District. The Debt Service Fund levy may be set, without limitation as to rate or amount, at the level required to make payments on the Bonds. See the section captioned **"FINANCIAL INFORMATION CONCERNING THE DISTRICT."**

Legal Debt Capacity

Under Article VI, Section 26(b) of the Missouri Constitution, the District may incur indebtedness for authorized fire protection district purposes not to exceed 5% of the valuation of taxable tangible property in the District according to the last completed assessment upon the approval of four-sevenths of the qualified voters in the District voting on the proposition at any municipal, primary or general election or two-thirds voter approval on any other election date. The following table sets forth the District's debt limit and debt margin:

2024 Assessed Value	\$354,531,749
Debt Limit - 5% of Assessed Value	\$17,726,587
Less: General Obligation Bonds	<u>10,000,000*</u>
Legal Debt Margin	<u>\$ 7,726,587</u>

* Preliminary; subject to change.

Annual Appropriation Obligations

Lease or other obligations secured by annually appropriated funds do not constitute an indebtedness for the purposes of any State statutory or constitutional debt limit. Such obligations are payable solely from annually appropriated funds of a governmental body available therefor, and neither taxes nor a specific source of revenue can be pledged to make payments on such obligations. Any increase in taxes required to generate sufficient funds with which to make payments on such obligations are subject to voter approval.

In 2023, the District entered into a Loan Agreement in the amount of \$20,000 to purchase a 2018 Chevy Tahoe. See Note 5 to the District's financial statements attached as *Appendix A*.

On September 26, 2024, the District entered into a tax anticipation loan with First State Community Bank in the principal amount of \$250,150 for the purpose of paying expenses pending the receipt of property tax revenues. The District paid the balance of the loan in full on February 28, 2025. The District has not yet determined whether it will obtain an additional tax anticipation loan in 2025, but has determined that any loan would be for no more than \$250,000. See the section captioned **"FINANCIAL INFORMATION CONCERNING THE DISTRICT - 2025 and 2026 Budgets."**

Following the issuance of the Bonds and the refunding of the Series 2016 Certificates (see **"PLAN OF FINANCING – Refunding"**), the District will have no annual appropriation obligations outstanding other than the Loan Agreement referenced in the preceding paragraphs.

The District may in the future enter into leases or other annual appropriation agreements.

History of Debt Payment

The District has never defaulted on the payment of any of its debt obligations.

Future Debt

The District does not have plans to incur any additional debt or enter into additional long-term lease obligations within the next five years.

FINANCIAL INFORMATION CONCERNING THE DISTRICT

Accounting, Budgeting and Auditing Procedures

The government-wide financial statements are reported using the economic resources measurement focus and the modified cash basis of accounting. Revenues and expenses are reported when they result from cash transactions. Property taxes are recognized as revenues in the year they are received. Governmental fund financial statements are reported using the current financial resources measurement focus or the economic resources measurement focus as applied to the modified cash basis of accounting. Revenues are recognized when they are measurable and available. These accounting principles differ from those generally accepted in the United States of America.

Governmental Funds. Governmental funds report the acquisition of capital assets and payments for debt principal as expenditures and not as changes to asset and debt balances. The General Fund is the operating fund of the District and is used to account for all activities except those legally or administratively required to be accounted for in other funds. All tax revenues and other receipts that are not allocated by law or contractual agreement are accounted for in this fund. Following the issuance of the Bonds, the District will create a Debt Service Fund. The Debt Service Fund will account for the accumulation of resources for the payment of general long-term debt, including principal of and interest on the Bonds.

Fiduciary Funds. The District's Pension Trust Fund is used to account for the assets held by the District in a trustee capacity for the defined benefit pension plan. The fund accumulates contributions from the District as well as earning from the fund's investments.

Budget. Prior to January 1, the Treasurer submits a proposed operating budget for the upcoming fiscal year to the District's Board. The operating budget includes proposed expenditures, revenues and reserves. Public hearings are conducted by the District to obtain taxpayer comments. The budget is adopted by an affirmative vote of a majority of the Board. The original budget adopted by the District may be amended at any time during the year provided that expenditures do not exceed the total revenue of the preceding fiscal year.

Audited Financial Statements. The audited financial statements of the District for the fiscal year ended December 31, 2024 are included in this Official Statement as ***Appendix A***. Financial statements for earlier years are available for examination in the District's office.

Summary General Fund Operations

The following is a summary statement of revenues, expenditures and changes in total fund balances for all Governmental Funds, prepared from the District's annual audited financial statements. The table should be read in conjunction with the other financial statements and notes appertaining thereto set forth in ***Appendix A*** of this Official Statement and the financial statements on file at the District's office.

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Summary General Fund Operations⁽¹⁾

	<u>2022</u>	<u>2023</u>	<u>2024⁽¹⁾</u>
Revenues:			
Taxes, penalties and interest	\$1,361,220	\$1,482,464	\$1,432,232
Permits	93,376	101,199	60,516
Grant revenue	-	55,000	76,087
Interest earned	1,304	8,204	9,002
Donations	73,452	10,025	100
Rental revenue	-	150	200
Charges for Services	3,635	-	-
Miscellaneous	<u>2,415</u>	<u>2,554</u>	<u>4,509</u>
Total Revenues	<u>\$1,535,403</u>	<u>\$1,659,596</u>	<u>\$1,582,646</u>
Expenditures:			
General and administration	\$1,318,574	\$1,591,130	\$1,700,688
Equipment	-	26,160	20,000
Debt Service:			
Principal	110,000	110,000	120,000
Interest and fees	<u>39,217</u>	<u>35,835</u>	<u>32,498</u>
Total Expenditures	<u>\$1,467,791</u>	<u>\$1,763,125</u>	<u>\$1,873,186</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>\$ 67,612</u>	<u>\$ (103,529)</u>	<u>\$ (290,541)</u>
Other Financing Sources (Uses)			
Sale of assets	\$ 196	\$ 1,362	\$ 1,051
Lease revenue	<u>-</u>	<u>-</u>	<u>20,000</u>
Total Other Financing Sources (Uses)	<u>\$ 196</u>	<u>\$ 1,362</u>	<u>\$ 21,051</u>
Net Change in Fund Balances	<u>\$ 67,808</u>	<u>\$ (102,168)</u>	<u>\$ (269,490)</u>
Fund Balances – Beginning	<u>\$ 306,888</u>	<u>\$ 374,696</u>	<u>\$ 329,307</u>
Fund Balances - Ending	<u>\$ 374,696</u>	<u>\$ 272,529</u>	<u>\$ 59,818</u>

⁽¹⁾ Prior to 2024, the District operated with a fiscal year that began on November 1 and ended on October 31 of the following year. In 2023, the District resolved to modify its fiscal year to begin on January 1 and end on December 31 in each year. For 2022 and 2023, the data shown is for the fiscal years ended October 31, 2022 and October 31, 2023, respectively. For 2024, the data shown is for the fiscal year ended December 31, 2024. Data for the months of November 2023 and December 2023 are not displayed in this table but are available for inspection in the District's offices.

Source: District's Audited Financial Statements for the fiscal years ended October 31, 2022, October 31, 2023 and December 31, 2024.

Sources of Revenue

The District finances its operations primarily through local property taxes. For the 2025 fiscal year, the District's sources of revenue for all governmental funds are anticipated to be as follows:

<u>Source</u>	<u>Amount</u>	<u>Percent</u>
Property taxes	\$1,597,762	85.0%
Permits and fees	100,000	5.3
Investment income	8,000	0.4
Grant revenue	11,000	0.6
Miscellaneous	164,000	8.7
Total Revenue	<u>\$1,880,762</u>	<u>100.0%</u>

Source: District's Budget for the fiscal year ending December 31, 2025.

2025 and 2026 Budgets

For the fiscal year ending December 31, 2025, the District budgeted revenues to exceed expenditures by approximately \$58,593 for all governmental funds. At the election on April 8, 2025, the District's voters approved an operating levy increase of not to exceed \$0.25 per \$100 of assessed valuation. The District expects that levy to result in approximately \$880,500 annually beginning in calendar year 2026. The District will also implement a debt service levy of \$0.25 in 2026 to make debt service payments on the Bonds. See the section captioned **"PROPERTY TAX INFORMATION CONCERNING THE DISTRICT – Tax Rates."**

Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District purchases commercial insurance policies for property, general liability, public officials' errors and omissions, cyber liability and automobile liability coverages. The District continues to carry commercial insurance for all other risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years.

Employee Retirement Plans

LAGERS. The District participates in the Missouri Local Government Employees' Retirement System ("LAGERS"), an agent multiple-employer public employee retirement system that acts as a common investment and administrative agent for local government entities in Missouri. LAGERS was created and is governed by state statute, and is a defined-benefit pension plan that provides retirement, disability and death benefits. The plan is qualified under the Internal Revenue Code Section 401(a) and is tax-exempt. LAGERS is governed by a seven-member Board of Trustees consisting of three trustees elected by participating employees, three trustees elected by participating employers and one trustee appointed by the Governor.

LAGERS issues a publicly available financial report that includes financial statements and required supplementary information. The LAGERS Comprehensive Annual Financial Report for the fiscal year ended June 30, 2024 (the **"2024 LAGERS CAFR"**) is available at <https://www.molagers.org/financial-reports/>. The link to the 2024 LAGERS CAFR is provided for general background information only, and the information in the 2024 LAGERS CAFR is not incorporated by reference herein. The 2024 LAGERS CAFR provides detailed information about LAGERS, including its financial position, investment policy and performance information, actuarial information and assumptions affecting plan design and policies, and certain statistical information about the plan.

All employees of the District are eligible to participate in LAGERS. As permitted by LAGERS, the District has elected the contributory plan, meaning its participating employees contribute to the pension plan. The District is required by statute to contribute at an actuarially determined rate for each category of participating employees. For the fiscal year ended December 31, 2024, the District contributed \$95,809 to LAGERS on behalf of participating employees. The District's actuarially determined contribution rate for the period ending June 30, 2024 was 28.2% of covered payroll for general employees and 24.1% of covered payroll for fire employees. In the fiscal year ended December 31, 2024, the District's contribution to LAGERS on behalf of its employees represented approximately 5.11% of the District's total expenses.

The following provides a historical comparison of the District's actual contributions to LAGERS relative to the actuarially determined contributions for the last five years:

Schedule of District Contributions

<u>Year Ended June 30</u>	<u>Actuarially Determined Contribution</u>	<u>Actual Employer Contributions</u>	<u>Contribution Excess/(Deficiency)</u>
2020	\$ 57,421	\$ 57,209	\$212
2021	58,420	58,420	0
2022	79,418	79,418	0
2023	95,461	95,461	0
2024	138,565	138,565	0

Source: LAGERS.

The District has not implemented GASB Statement No. 68, *Accounting and Financial Reporting for Pensions – An Amendment of GASB Statement No. 27*. This Statement requires the District to record net pension liability and pension expense on its financial statements. The net pension liability is the difference between the total pension liability and the plan's fiduciary net position. The pension expense recognized each fiscal year is equal to the change in the net pension liability from the beginning of the year to the end of the year, adjusted for deferred recognition of certain changes in the liability and investment experience.

As of June 30, 2024, the District had 15 participants (active members, retirees, beneficiaries and inactive, nonretired members) in LAGERS. The District has exclusive financial responsibility for the LAGERS liabilities relating to current and former District employees. According to information provided by LAGERS, the District's accrued pension expense for the year ended June 30, 2024 was \$82,240 and the net pension liability (asset) attributable to the District's participation in LAGERS as of June 30, 2024 was as set forth below.

Net Pension Liability

Total Pension Liability	\$1,256,076
Less: Plan Fiduciary Net Position	<u>718,832</u>
Net Pension Liability/(Asset)	\$ 537,244

The District's net pension liability is based on a 7.00% discount rate for general and fire department employees. LAGERS advised the District that its proportionate share of the net pension liability using a 1% higher or lower discount rate at June 30, 2024 would be as follows:

<u>Net Pension Liability/(Asset) Sensitivity</u>			
<u>Employee Type</u>	<u>1.0% Decrease (6.00%)</u>	<u>Current Discount Rate (7.00%)</u>	<u>1.0% Increase (8.0%)</u>
General	\$47,846	\$40,080	\$33,540
Fire	\$731,279	\$497,164	\$309,580

Length of Service Award Program. In 1988, the District Established a defined benefit Length of Service Awards Program (“LOSAP”) for volunteer firefighters of the District. The program provides District-funded pension-like benefits to facilitate the recruitment and retention of active volunteer firefighters. Active volunteer firefighters are eligible to participate in the Plan when they reach the age of 18. The District is the sponsor of the program, and contributions are made exclusively by the District. The District contributed \$138,455 to the Plan in the fiscal year ended December 31, 2024.

For additional information regarding the aforementioned plans, see Note 6 of the financial statements included in this Official Statement as ***Appendix A***.

PROPERTY TAX INFORMATION CONCERNING THE DISTRICT

Property Valuations

Assessment Procedure. All taxable real and personal property within the District is assessed annually by the County Assessor. State law requires that real property be assessed at the following percentages of true value:

Residential real property	19%
Agricultural and horticultural real property.....	12%
Utility, industrial, commercial, railroad and all other real property	32%

The assessment ratio for personal property is generally 33-1/3% of true value. However, certain subclasses of tangible personal property are assessed at the following assessment percentages: grain and other agricultural crops in an unmanufactured condition, 0.5%; livestock, 12%; farm machinery, 12%; historic motor vehicles, 5%; and poultry, 12%.

On January 1 in every odd-numbered year, the County Assessor must adjust the assessed valuation of all real property located within the County in accordance with a two-year assessment and equalization maintenance plan approved by the State Tax Commission.

The County Assessor is responsible for preparing the tax roll each year and for submitting the tax roll to the County Board of Equalization. The County Board of Equalization has the authority to adjust and equalize the values of individual properties appearing on the tax rolls.

Current Assessed Valuation. The following table shows the total assessed valuation and the estimated actual valuation, by category, of all taxable tangible property situated in the District (including state assessed railroad and utility property and areas in tax increment financing districts) according to the assessment for calendar year 2024 for property owned as of January 1, 2024.

<u>Type of Property</u>	<u>Total Assessed Valuation⁽¹⁾</u>	<u>Assessment Rate</u>	<u>Total Estimated Actual Valuation⁽²⁾</u>
Real Estate			
Residential	\$196,639,983	19%	\$1,034,947,279
Agricultural	5,848,080	12%	48,734,000
Commercial	52,959,688	32%	165,499,025
State Assessed Railroad and Utility	16,758,346	32%	52,369,831
Locally Assessed Railroad and Utility	<u>1,872,255</u>	32%	<u>5,850,797</u>
Total Real Estate	\$274,078,352		\$1,307,400,932
Personal Property			
Regular	\$ 75,828,039	33 1/3%	\$ 227,484,117
State Assessed Railroad and Utility	3,040,682	33 1/3%	9,122,046
Locally Assessed Railroad and Utility	<u>1,584,676</u>	33 1/3%	<u>4,754,028</u>
Total Personal Property	<u>\$ 80,453,397</u>		<u>\$ 241,360,191</u>
Total Real and Personal	<u>\$354,531,749</u>		<u>\$1,548,761,123</u>

(1) Includes assessed valuation attributable to tax increment financing districts located within the District. The total assessed valuation of all taxable tangible property attributable to tax increment financing districts situated in the District for 2024 was \$2,306,874.

(2) Assumes all personal property is assessed at 33-1/3%; because certain subclasses of tangible personal property are assessed at less than 33-1/3%, the estimated actual valuation for personal property would likely be greater than that shown above. See “*Assessment Procedure*” discussed above.

Source: Warren County Clerk and Lincoln County Clerk.

History of Property Valuations. The total assessed valuation of all taxable tangible property situated in the District according to the assessments as of January 1, as finally adjusted and equalized by the County Board of Equalization, in each of the following years has been as follows:

<u>Year</u>	<u>Assessed Valuation</u>	<u>Percentage Change</u>
2020	\$288,398,629	N/A
2021	301,806,306	+4.65%
2022	324,486,760	+7.51
2023	346,669,180	+6.84
2024	354,531,749	+2.27

Source: District’s Audited Financial Statements for the fiscal years ended October 31, 2021 through October 31, 2023 and December 31, 2024.

Property Tax Levies and Collections

Not later than September 30 of each year, the District’s Board sets the tax rate for the District and files it with the County by October 1. Taxes are levied at the District’s tax rate per \$100 of assessed valuation. The County is responsible for reviewing the rate of tax to ensure that it does not exceed constitutional limits. Article X, Section 22 of the Missouri Constitution requires the District to adjust its operating levy if the equalized

assessed value of property within the District, excluding the value of new construction and improvements, increases by a larger percentage than the increase in the general price level from the previous year. In such an event, the District would be required to reduce its operating levy to a rate that would yield the same gross revenue, adjusted for changes in the general price level, as could have been collected at the existing operating levy applied to the prior assessed value.

Taxes are levied on all taxable real and personal property owned as of January 1 in each year. Certain properties, such as those used for charitable, education and religious purposes, are excluded from ad valorem taxes for both real and personal property.

Real property within the District is assessed by the County Assessor. The County Assessor is responsible for preparing the tax roll each year and for submitting the tax roll to the County Board of Equalization. The County Board of Equalization has the authority to question and determine the proper value of property and then adjust and equalize individual properties appearing on the tax rolls. After local appeal procedures have been completed, the books are finalized and sent to the County Collector who prepares and mails the tax statements.

By statute, tax bills are to be mailed in October; however, the volume of assessment complaints required to be reviewed by the County Board of Equalization can affect the date on which bills are actually mailed.

Taxes for real and personal property are due by December 31 after which date they become delinquent and accrue a penalty of 1% per month. The County Collector deducts a commission equal to 1.6% of the taxes collected for his services. After such collections and deductions of commission, taxes are distributed according to the taxing body's pro-rata share.

The County Collector is required to make disbursements of collected taxes to the District each month. Because of the tax collection procedure described above, the District receives the bulk of its moneys from local property taxes in the months of December, January and February.

Tax Rates

History of Tax Levies. The following table shows the District's adjusted tax rates (per \$100 of assessed valuation) for the years 2020 through 2024:

<u>Year</u>	<u>Operating Tax Rate⁽¹⁾</u>
2020	\$0.4497
2021	0.4497
2022	0.4493
2023	0.4493
2024	0.4497

⁽¹⁾ At the election on April 8, 2025, the District's voters approved an operating levy increase of not to exceed \$0.25 per \$100 of assessed valuation. The District plans to increase its operating levy by \$0.25 for the calendar year ending December 31, 2025.

Source: District's Audited Financial Statements for the fiscal years ended October 31, 2022, October 31, 2023 and December 31, 2024.

Debt Service Levy. The District does not currently levy a tax for debt service. The District expects to impose a debt service levy at a rate of \$0.25 for the calendar year ending December 31, 2025.

Tax Collection Record. The following table sets forth tax collection information for the District for the years 2020 through 2024:

<u>Year</u>	<u>Total Taxes Levied⁽¹⁾</u>	<u>Current and Delinquent Taxes Collected</u>	
		<u>Amount</u>	<u>Percent⁽²⁾</u>
2020	\$1,296,929	\$1,297,653	100.06%
2021	1,357,223	1,361,220	100.29
2022	1,457,919	1,482,464	101.68
2023	1,557,585	1,432,232	91.95
2024	1,594,329	1,422,158	89.20

⁽¹⁾ Includes all levies. Calculated by dividing the Total Assessed Valuation for the calendar year by 100 and multiplying the result by the applicable Total Tax Rate. Excludes collection fee payable to the County.

⁽²⁾ Delinquent taxes are shown in the year payment is actually received, which may cause the percentage of current and delinquent taxes collected to exceed 100%.

Source: District's Audited Financial Statements for the fiscal years ended October 31, 2022, October 31, 2023 and December 31, 2024.

Major Property Taxpayers

The following table sets forth the taxpayers owning property with the greatest amount of assessed valuation within the District based on the valuation of property owned as of January 1, 2024, with taxes on such property due by December 31, 2024. The District has not independently verified the accuracy or completeness of such information.

<u>Taxpayer</u>	<u>Type of Business</u>	<u>Assessed Valuation</u>	<u>% of District's 2024 Assessed Valuation</u>
Orange Blossom Estates LLC	Residential/Apartments	\$ 2,873,908	0.81%
Refresco Beverages US Inc ⁽¹⁾	Beverage packaging and shipping	2,705,533	0.76
TKG Warren County LLC	Retail	2,359,200	0.67
Warrenton Creekside Apartments LLC	Residential/Apartments	1,890,690	0.53
Binkley Acquisition Co	Metal fabrication	1,879,520	0.53
Cascade Properties LLC	Plastic manufacturing	1,615,360	0.46
Tractor Supply Co LLC	Retail	1,156,326	0.33
Fast Lane Group Inc	Hospitality/Hotel	937,280	0.26
MDC Coast 26 LLC	Grocery	919,056	0.26
CJF Plaza Company III LLC	Travel center	<u>819,446</u>	<u>0.23</u>
Total		<u>\$17,156,319</u>	<u>4.84%</u>

⁽¹⁾ In 2022, the City of Truesdale approved partial tax abatement in connection with the acquisition of certain equipment and personal property by Refresco Beverages US Inc. The abatement ends in 2028. But for the abatement, Refresco's assessed valuation would be \$3,619,243.

Source: Warren County Assessor's Office.

LEGAL MATTERS

Legal matters with respect to the authorization, execution and delivery of the Bonds are subject to the approval of Gilmore & Bell, P.C., St. Louis, Missouri, Bond Counsel to the District, whose approving opinion will be available at the time of delivery of the Bonds. Gilmore & Bell, P.C. will also pass upon certain legal matters relating to this Official Statement. Certain legal matters will be passed upon for the District by its counsel, Hammond and Shinnars, P.C., Des Peres, Missouri.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of that expression of professional judgment, of the transactions opined upon, or of the future performance of parties to such transaction, nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

TAX MATTERS

The following is a summary of the material federal and State income tax consequences of holding and disposing of the Bonds. This summary is based upon laws, regulations, rulings and judicial decisions now in effect, all of which are subject to change (possibly on a retroactive basis). This summary does not discuss all aspects of federal income taxation that may be relevant to investors in light of their personal investment circumstances or describe the tax consequences to certain types of owners subject to special treatment under the federal income tax laws (for example, dealers in securities or other persons who do not hold the Bonds as a capital asset, tax-exempt organizations, individual retirement accounts and other tax deferred accounts, and foreign taxpayers) and, except for the income tax laws of the State, does not discuss the consequences to an owner under any state, local or foreign tax laws. The summary does not deal with the tax treatment of persons who purchase the Bonds in the secondary market. Prospective investors are advised to consult their own tax advisors regarding federal, state, local and other tax considerations of holding and disposing of the Bonds.

Opinion of Bond Counsel

In the opinion of Gilmore & Bell, P.C., Bond Counsel to the District, under the law existing as of the issue date of the Bonds:

Federal and State of Missouri Tax Exemption. The interest on the Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes and is exempt from income taxation by the State.

Alternative Minimum Tax. The interest on the Bonds is not an item of tax preference for purposes of computing the federal alternative minimum tax.

Bank Qualification. The Bonds have not been designated as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code.

Bond Counsel’s opinions are provided as of the date of the original issue of the Bonds, subject to the condition that the District comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes. The District has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal and State income tax purposes retroactive to the date of issuance of the Bonds. Bond Counsel is expressing no opinion regarding other federal, state or local tax consequences arising with respect to the Bonds but has reviewed the discussion under the heading “**TAX MATTERS.**”

Other Tax Consequences

Original Issue Discount. For federal income tax purposes, original issue discount is the excess of the stated redemption price at maturity of a Bond over its issue price. The stated redemption price at maturity of a Bond is the sum of all payments on the Bond other than “qualified stated interest” (i.e., interest unconditionally payable at least annually at a single fixed rate). The issue price of a Bond is generally the first price at which a substantial amount of the Bonds of that maturity have been sold to the public. Under Section 1288 of the Code, original issue discount on tax-exempt bonds accrues on a compound basis. The amount of original issue discount that accrues to an owner of a Bond during any accrual period generally equals (1) the issue price of that Bond, plus the amount of original issue discount accrued in all prior accrual periods, multiplied by (2) the yield to maturity on that Bond (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period), minus (3) any interest payable on that Bond during that accrual period. The amount of original issue discount accrued in a particular accrual period will be considered to be received ratably on each day of the accrual period, will be excludable from gross income for federal income tax purposes, and will increase the owner’s tax basis in that Bond. Prospective investors should consult their own tax advisors concerning the calculation and accrual of original issue discount.

Original Issue Premium. For federal income tax purposes, premium is the excess of the issue price of a Bond over its stated redemption price at maturity. The stated redemption price at maturity of a Bond is the sum of all payments on the Bond other than “qualified stated interest” (i.e., interest unconditionally payable at least annually at a single fixed rate). The issue price of a Bond is generally the first price at which a substantial amount of the Bonds of that maturity have been sold to the public. Under Section 171 of the Code, premium on tax-exempt bonds amortizes over the term of the Bond using constant yield principles, based on the purchaser’s yield to maturity. As premium is amortized, the owner’s basis in the Bond and the amount of tax-exempt interest received will be reduced by the amount of amortizable premium properly allocable to the owner, which will result in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes on sale or disposition of the Bond prior to its maturity. Even though the owner’s basis is reduced, no federal income tax deduction is allowed. Prospective investors should consult their own tax advisors concerning the calculation and accrual of bond premium.

Sale, Exchange or Retirement of Bonds. Upon the sale, exchange or retirement (including redemption) of a Bond, the owner of the Bond generally will recognize gain or loss in an amount equal to the difference between the amount of cash and the fair market value of any property actually or constructively received on the sale, exchange or retirement of the Bond (other than in respect of accrued and unpaid interest) and such owner’s adjusted tax basis in the Bond. To the extent a Bond is held as a capital asset, such gain or loss will be capital gain or loss and will be long-term capital gain or loss if the Bond has been held for more than 12 months at the time of sale, exchange or retirement.

Reporting Requirements. In general, information reporting requirements will apply to certain payments of principal, interest and premium paid on the Bonds and to the proceeds paid on the sale of the Bonds, other than certain exempt recipients (such as corporations and foreign entities). A backup withholding tax will apply to such payments if the owner fails to provide a taxpayer identification number or certification of foreign or other exempt status or fails to report in full dividend and interest income. The amount of any backup withholding from a payment to an owner will be allowed as a credit against the owner’s federal income tax liability.

Collateral Federal Income Tax Consequences. Prospective purchasers of the Bonds should be aware that ownership of the Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, certain applicable corporations subject to the corporate alternative minimum tax, financial institutions, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, certain S corporations with “excess net passive income,” foreign corporations subject to the branch profits tax, life insurance companies, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry or have paid or incurred certain expenses allocable to the Bonds. Bond Counsel expresses no opinion regarding these tax consequences. Purchasers of Bonds should consult their

tax advisors as to the applicability of these tax consequences and other federal income tax consequences of the purchase, ownership and disposition of the Bonds, including the possible application of state, local, foreign and other tax laws.

Bond Counsel notes that interest on the Bonds may be included in adjusted financial statement income of applicable corporations for purposes of determining the applicability and amount of the federal corporate alternative minimum tax.

CONTINUING DISCLOSURE UNDERTAKING

General

The District will enter into the Continuing Disclosure Undertaking to assist the Underwriter in complying with the Rule. The proposed form of the Continuing Disclosure Undertaking is included in this Official Statement as *Appendix B*. The District is the only “obligated person” with responsibility for continuing disclosure.

Prior Compliance

In the last five years, the District has not had any obligations subject to continuing disclosure undertakings under the Rule.

Future Compliance

The District has engaged a third party to assist in the preparation and filing of the required financial information and operating data to help ensure compliance with the District’s continuing disclosure obligations.

BOND RATINGS

S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC (the “**Rating Agency**”), is expected to assign a rating of “AA” to the Bonds based upon the expected issuance by the Bond Insurer of the Policy insuring the payment of the principal of and interest on the Bonds. The Rating Agency has assigned the Bonds an underlying rating of “BBB+” based on the Rating Agency’s evaluation of the creditworthiness of the District. Such ratings reflect only the view of the Rating Agency at the time the ratings are given, and the District and the Underwriter make no representation as to the appropriateness of such ratings. An explanation of the significance of the ratings may be obtained only from the Rating Agency. The District furnished the Rating Agency with certain information and materials relating to the Bonds and the District that has not been included in this Official Statement. Generally, rating agencies base their ratings on the information and materials so furnished and on investigations, studies and assumptions by the rating agencies. There is no assurance that a particular rating will remain in effect for any given period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of the rating agency, circumstances warrant. Any downward revision or withdrawal of the ratings may have an adverse effect on the market price and marketability of the Bonds.

ABSENCE OF LITIGATION

As of the date hereof, there is no controversy, suit or other proceeding of any kind pending or, to the District’s knowledge, threatened wherein or whereby any question is raised or may be raised, questioning, disputing or affecting in any way the legal organization of the District or its boundaries, or the right or title of any of its officers to their respective offices, or the legality of any official act in connection with the authorization,

issuance and sale of the Bonds, or the constitutionality or validity of the Bonds or any of the proceedings had in relation to the authorization, issuance or sale thereof, or the levy and collection of a tax to pay the principal and interest thereof, or which might affect the District's ability to meet its obligations to pay the Bonds.

UNDERWRITING

Stifel, Nicolaus & Company, Incorporated, St. Louis, Missouri (the **"Underwriter"**), has agreed to purchase the Bonds at a price of \$_____ (which is equal to the aggregate original principal amount of the Bonds, plus net original issue premium of \$_____, less an underwriting discount of \$_____). The Underwriter is purchasing the Bonds for resale in the normal course of the Underwriter's business activities. The Underwriter reserves the right to offer any of the Bonds to one or more purchasers on such terms and conditions and at such price or prices as the Underwriter, in its discretion, shall determine.

The Underwriter and its affiliates comprise a full-service financial institution engaged in activities which may include sales and trading, commercial and investment banking, advisory, investment management, investment research, principal investment, hedging, market making, brokerage and other financial and non-financial activities and services. The Underwriter and its affiliates may have provided, and may in the future provide, a variety of these services to the District and to persons and entities with relationships with the District, for which they received or will receive customary fees and expenses.

In the ordinary course of these business activities, the Underwriter and its affiliates may purchase, sell or hold a broad array of investments and actively trade securities, derivatives, loans and other financial instruments for their own account and for the accounts of their customers, and such investment and trading activities may involve or relate to assets, securities and/or instruments of the District (directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the District.

The Underwriter and its affiliates may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and may at any time hold, or recommend to clients that they should acquire such assets, securities and instruments. Such investment and securities activities may involve securities and instruments of the District.

CERTAIN RELATIONSHIPS

Gilmore & Bell, P.C., Bond Counsel to the District, has represented the Underwriter and the Paying Agent in transactions unrelated to the issuance of the Bonds, but is not representing either of them in connection with the issuance of the Bonds.

MISCELLANEOUS

The references, excerpts and summaries of all documents referred to herein do not purport to be complete statements of the provisions of such documents, and reference is made to all such documents for full and complete statements of all matters of fact relating to the Bonds, the security for the payment of the Bonds and the rights of the owners thereof. During the period of the offering, copies of drafts of such documents may be examined at the office of the Underwriter; following delivery of the Bonds, copies of such documents may be examined at the corporate trust office of the Paying Agent. The information contained in this Official Statement has been compiled from official and other sources that are deemed to be reliable, and while not guaranteed as to completeness or accuracy, is believed to be correct as of this date.

Any statement made in this Official Statement involving matters of opinion or of estimates, whether or not expressly so stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the information presented herein since the date hereof. This Official Statement is not to be construed as a contract or agreement between the District, the Paying Agent, or the Underwriter and the purchasers or owners of any Bonds.

The District has duly authorized the delivery of this Official Statement.

**WARRENTON FIRE PROTECTION DISTRICT
OF WARREN COUNTY, MISSOURI**

By: _____
President of the Board of Directors

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APPENDIX A

**DISTRICT'S FINANCIAL STATEMENTS FOR
THE FISCAL YEAR ENDED DECEMBER 31, 2024**

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**WARRENTON FIRE
PROTECTION DISTRICT
ANNUAL FINANCIAL REPORT
YEAR ENDED DECEMBER 31, 2024**

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BY
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MEMBER
AMERICAN INSTITUTE OF
CERTIFIED PUBLIC ACCOUNTANTS

MISSOURI SOCIETY OF
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Warrenton Fire Protection District
606 Fairgrounds Road
Warrenton, Missouri 63383

We have audited the accompanying modified cash basis financial statements of the governmental activities and each major fund of

WARRENTON FIRE PROTECTION DISTRICT

as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective modified cash basis financial position of the governmental activities and each major fund of Warrenton Fire Protection District, as of December 31, 2024, and the respective changes in modified cash basis financial position, thereof for the year then ended in accordance with the modified cash basis of accounting as described in Note 1(C).

Basis for Opinions

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

Emphasis of Matter - Basis of Accounting

We draw attention to Note A of the financial statements, which describes the basis of accounting. The financial statements are prepared on the modified basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the modified cash basis of accounting described in Note 1(C); and for determining that the modified cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility for the Audit of the Financial Statements

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

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

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

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

Other Matters

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the management's discussion and analysis and budgetary comparison information but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

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

Spinner & Company, P.C.

Certified Public Accountants
St. Louis, Missouri

January 24, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

An objective and easily readable analysis of the District's financial activities. The Management's Discussion and Analysis presents an analytical overview of both short-term and long-term financial information.

WARRENTON FIRE PROTECTION DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS **YEAR ENDED DECEMBER 31, 2024**

The discussion and analysis of the Warrenton Fire Protection District's financial performance provides an overview of the District's financial activities for the year ended December 31, 2024, within the limitations of the District's modified cash basis of accounting. Please read it in conjunction with the District's financial statements.

FINANCIAL HIGHLIGHTS

Key financial highlights for the year ended December 31, 2024 are as follows:

- The net position for the Governmental Activities decreased \$316,462.
- Governmental activities revenue was \$1,583,696.
- Property taxes represented \$1,432,232 of the Governmental Activities revenue or 90%.
- Expenses for the Governmental Activities were \$1,900,158.

USING THIS ANNUAL FINANCIAL REPORT

This annual report is presented in a format consistent with the presentation requirements of the Governmental Accounting Standards Board (GASB) Statement No. 34, as applicable to the District's modified cash basis of accounting.

Report Components

This annual report consists of four parts as follows:

Government-Wide Financial Statements: The Statement of Net Position and the Statement of Activities provide information about the activities of the District government-wide (or "as a whole") and present a longer-term view of the District's finances.

Fund Financial Statements: Fund financial statements focus on the individual parts of the District's government. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant ("major") funds. For *governmental activities*, these statements tell how these services were financed in the short term as well as what remains for future spending.

Notes to the Financial Statements: The notes to the financial statements are an integral part of the government-wide and fund financial statements and provide expanded explanation and detail regarding the information reported in the statements.

Other Information: This Management Discussion and Analysis and the General Fund Budgetary Comparison Schedule represent other information presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information provides users of this report with additional data that supplements the government-wide statements, fund financial statements, and notes (referred to as "the basic financial statements").

Basis of Accounting

The District has elected to present its financial statements on a modified cash basis of accounting. This modified cash basis of accounting is a basis of accounting other than generally accepted accounting principles. Basis of accounting is a reference to *when* financial events are recorded, such as the timing for recognizing revenues, expenses and their related assets and liabilities. Under the District's modified cash basis of accounting, revenues and expenses and related assets and liabilities are recorded when they result from cash transactions, except for the recording of depreciation expense on capital assets in the government-wide financial statements for all activities.

As a result of the use of this modified cash basis of accounting, certain assets and their related revenues (*such as accounts receivable and revenue for billed or provided services not yet collected*) and certain liabilities and their related expenses (*such as accounts payable and expenses for goods or services received but not yet paid, and accrued expenses and liabilities*) are not recorded in these financial statements. Therefore, when reviewing the financial information and discussion within this annual report, the reader should keep in mind the limitations resulting from the use of the modified cash basis of accounting.

Reporting the District as a Whole

The District's Reporting Entity Presentation

This annual report includes all activities for which the Warrenton Fire Protection District is fiscally responsible.

The primary government includes the following legal entity:

- The Warrenton Fire Protection District

The Government-Wide Statement of Net Position and the Statement of Activities

One of the most important questions asked about the District's finances is "Is the District 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 report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all of the District's assets and liabilities resulting from the use of the modified cash basis of accounting.

These two statements report the District's net position and changes in them. Keeping in mind the limitations of the modified cash basis of accounting, you can think of the District's net position - the difference between assets and liabilities - as one way to measure the District's financial health or financial position. Over time, increases or decreases in the District'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 District's property tax base.

In the Statement of Net Position and the Statement of Activities, we have one kind of activity:

Governmental activities - All of the District's basic services are reported here. Property taxes and permit fees finance most of the activities.

Reporting the District's Most Significant Funds

The Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds - not the District as a whole. Some funds are required to be established by State law and by bond covenants.

However, the District Officials may establish certain other funds to help control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants, and other money.

Governmental funds - All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of this fund and the balance left at year-end that is available for spending. These funds report the acquisition of capital assets and payments for debt principal as expenditures and not as changes to asset and debt balances. The governmental fund statement provides a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine (through a review of changes to fund balance) whether there are more or fewer financial resources that can be spent in the near future to finance the District's program. 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 a reconciliation at the bottom of the fund financial statements. The District considers the General Fund to be its significant or major governmental fund.

Fiduciary fund - The District uses this fund to account for assets that are held in a trustee capacity such as pension plan assets, assets held per trust agreements and similar arrangements.

A FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Net Position - Modified Cash Basis

The District's combined net position, resulting from modified cash basis transactions, decreased from approximately \$2,063,392 to \$1,746,930 between fiscal years 2023 and 2024.

	<u>Governmental Activities</u>		<u>Total</u>
	<u>2024</u>	<u>2023</u>	<u>Percentage Change</u>
			<u>2024 – 2023</u>
Current and other assets	\$ 165,291.	\$ 179,487.	(8%)
Restricted assets	151,974.	160,388.	(5%)
Capital assets	<u>2,602,112.</u>	<u>2,749,085.</u>	(5%)
Total assets	<u>\$ 2,919,377.</u>	<u>\$ 3,088,960.</u>	(5%)
Other liabilities	\$ 7,447.	\$ 10,568.	(30%)
Tax anticipation loan	250,000.	0.	-
Long-term debt outstanding	<u>915,000.</u>	<u>1,015,000.</u>	(10%)
Total liabilities	<u>\$ 1,172,447.</u>	<u>\$ 1,025,568.</u>	14%
Net position			
Net investment in capital assets	\$ 1,687,112.	\$ 1,734,084.	(3%)
Restricted	151,974.	160,389.	(5%)
Unrestricted	<u>(92,156.)</u>	<u>168,919.</u>	(155%)
Total net position	<u>\$ 1,746,930.</u>	<u>\$ 2,063,392.</u>	(15%)

Net position of the District's governmental activities decreased to \$1,746,930. However, \$1,839,086 of this net position either is restricted as to the purpose it can be used for or is invested in capital assets (buildings, equipment, vehicles and so on). Consequently, unrestricted net position showed (\$92,156) at the end of this year; a decrease of 155%.

Changes in Net Position - Modified Cash Basis

For the year ended December 31, 2024, net position of the primary government (resulting from modified cash basis transactions) changed as follows:

	<u>Governmental Activities</u>		<u>Total</u>
	<u>2024</u>	<u>2023</u>	<u>Percentage Change</u>
			<u>2024 – 2023</u>
<u>Revenues</u>			
Program revenues -			
Charges for services	\$ 60,516.	\$ 101,403.	(40%)
Grant revenue - operating	76,087.	75,000.	1%
General revenues -			
Property taxes	1,432,232.	1,513,859.	(5%)
Interest revenue	9,001.	9,400.	(4%)
Other revenue	4,509.	1,868.	141%
Donations	100.	20,025.	(100%)
Gain (loss) on disposition of assets	1,051.	1,363.	(23%)
Rental revenue	<u>200.</u>	<u>200.</u>	-
Total revenues	<u>\$ 1,583,696.</u>	<u>\$ 1,723,118.</u>	(8%)
<u>Expenses</u>			
Public safety	<u>\$ 1,900,158.</u>	<u>\$ 1,798,289.</u>	6%
Total expenses	<u>\$ 1,900,158.</u>	<u>\$ 1,798,289.</u>	6%
Change in net position	<u><u>\$ (316,462.)</u></u>	<u><u>\$ (75,171.)</u></u>	(321%)

Governmental Activities

To aid in the understanding of the Statement of Activities, some additional explanation is given. Of particular interest is the format that is significantly different than a typical Statement of Revenues, Expenses, and Changes in Fund Balance. You will notice that expenses are listed first with revenues from that particular program reported below it. The result is a Net (Expense)/Revenue. This type of format highlights the relative financial burden of each of the functions on the District's taxpayers. It also identifies how much each function draws from the general revenues or if it is self-financing through fees and grants or contributions. All other governmental revenues are reported as general. It is important to note that all taxes are classified as general revenue, even if restricted for a specific purpose.

For the year ended December 31, 2024, total expenses for governmental activities, resulting from modified cash basis transactions, amounted to \$1,900,158. Of these total expenses, taxpayers and other general revenues funded \$1,763,555, while those directly benefiting from the program funded \$76,087 from grants and \$60,516 from charges for services.

Net Cost of Warrenton Fire Protection District's Governmental Activities - Modified Cash Basis

	<u>Total Cost of Services</u>		<u>Percentage</u>	<u>Net Cost of Services</u>		<u>Percentage</u>
	<u>2024</u>	<u>2023</u>	<u>Change</u>	<u>2024</u>	<u>2023</u>	<u>Change</u>
			<u>2024 - 2023</u>			<u>2024 - 2023</u>
Public safety	\$ 1,900,158.	\$ 1,798,289.	6%	\$ 1,763,555.	\$ 1,621,886.	9%

A FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

Certain funds experienced noteworthy changes from the prior year and are highlighted as follows:

- The General Fund reported revenues of \$1,603,696 and expenditures of \$1,873,186, resulting in a decrease in fund balance of \$269,490.

General Fund Budgetary Highlights

Over the course of the year, the Board of Directors revised the General Fund budget at various times. The final adjusted budget, however, was consistent with the prior year budget.

For the year ended December 31, 2024, General Fund expenditures were even with the final appropriations, while actual resources available for appropriation were \$67,546 below the final budgeted amount.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets - Modified Cash Basis

At December 31, 2024, the District had \$2,584,112 invested in capital assets, net of depreciation, including buildings, equipment and vehicles. This represents a net decrease of \$164,973 or 6% less than last year.

PRIMARY GOVERNMENT CAPITAL ASSETS - MODIFIED CASH BASIS (Net of accumulated depreciation)

	<u>Governmental Activities</u>	
	<u>Year Ended</u>	<u>Year Ended</u>
	<u>December 31, 2024</u>	<u>December 31, 2023</u>
Land	\$ 255,265.	\$ 255,265.
Buildings and improvements	1,869,020.	1,967,914.
Vehicles	429,217.	490,670.
Equipment	<u>30,610.</u>	<u>35,236.</u>
TOTALS	<u>\$ 2,584,112.</u>	<u>\$ 2,749,085.</u>

This year's more significant capital asset additions included:

- 2018 Chevy Tahoe \$ 20,000.

Long-Term Debt - Modified Cash Basis

At December 31, 2024, the District had \$915,000 in long-term debt arising from modified cash basis transactions, compared to \$1,015,000.00 at December 31, 2023. This represents a decrease of 10%. All of the debt is related to governmental activities.

Primary Government Long-Term Debt - Modified Cash Basis

	<u>Balance at December 31, 2024</u>	<u>Balance at December 31, 2023</u>
Certificates of Participation - Series 2016	\$ 900,000.	\$ 1,015,000.
2018 Tahoe loan	<u>15,000.</u>	<u>0.</u>
Total	<u>\$ 915,000.</u>	<u>\$ 1,015,000.</u>

ECONOMIC FACTORS AND NEXT YEAR’S BUDGET AND RATES

For the year ending December 31, 2025, the budget is fairly consistent with the December 31, 2024 budget.

CONTACTING THE DISTRICT’S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the District’s finances and to show the District’s accountability for the money it receives. If you have questions concerning this report or need additional information, contact Chief Anthony Hayeslip, Sr. at 606 Fairgrounds Road, Warrenton, Missouri 63383.

BASIC FINANCIAL STATEMENTS

The basic financial statements include integrated sets of financial statements as required by the GASB. The sets of statements include:

- Government-wide financial statements
- Fund financial statements
 - Governmental funds

In addition, the notes to the financial statements are included to provide information that is essential to a user's understanding of the basic financial statements.

WARRENTON FIRE PROTECTION DISTRICT

**STATEMENT OF NET POSITION - MODIFIED CASH BASIS
GOVERNMENTAL ACTIVITIES
DECEMBER 31, 2024**

ASSETS

Cash and cash equivalents	\$ 165,290.80
Restricted assets:	
Cash and cash equivalents	151,974.33
Capital assets:	
Land	255,264.97
Capital assets, net of accumulated depreciation	<u>2,346,846.96</u>
TOTAL ASSETS	\$ <u>2,919,377.06</u>

LIABILITIES

Other liabilities	\$ 7,447.43
Tax anticipation note payable	250,000.00
Long-term liabilities:	
Due within one year	125,000.00
Due in more than one year	<u>790,000.00</u>
TOTAL LIABILITIES	\$ <u>1,172,447.43</u>

NET POSITION

Net investment in capital assets	\$ 1,687,111.93
Restricted for debt service	151,974.33
Unrestricted	<u>(92,156.63)</u>
TOTAL NET POSITION	\$ <u>1,746,929.63</u>

See accompanying notes to the basic financial statements.

WARRENTON FIRE PROTECTION DISTRICT**STATEMENT OF ACTIVITIES - MODIFIED CASH BASIS
GOVERNMENTAL ACTIVITIES
YEAR ENDED DECEMBER 31, 2024****EXPENSES**

Public safety - fire protection:

Personnel services - wages and fringe benefits	\$ 1,265,703.81
Materials, supplies and maintenance	123,997.71
Depreciation	166,972.65
Interest and fees	32,497.66
Insurance	116,078.56
Communications	410.96
Fire prevention	15,298.40
Education and training	3,320.16
Membership	14,178.99
General and administrative	<u>161,699.71</u>

TOTAL PROGRAM EXPENSES \$ 1,900,158.61

PROGRAM REVENUES

Charges for services	\$ 60,516.21
Grant revenue - operating	<u>76,086.86</u>

TOTAL PROGRAM REVENUE \$ 136,603.07

NET PROGRAM EXPENSE \$ 1,763,555.54

GENERAL REVENUES

Taxes, penalties and interest	\$ 1,432,231.83
Interest earned	9,001.67
Other revenue	4,508.77
Donations	100.00
Gain on disposition of assets	1,051.00
Rental revenue	<u>200.00</u>

TOTAL GENERAL REVENUES \$ 1,447,093.27

CHANGE IN NET POSITION \$ (316,462.27)

NET POSITION - Beginning of year 2,063,391.90

NET POSITION - End of year \$ 1,746,929.63

See accompanying notes to the basic financial statements.

WARRENTON FIRE PROTECTION DISTRICT**BALANCE SHEET - MODIFIED CASH BASIS**
GOVERNMENTAL FUNDS
DECEMBER 31, 2024

	<u>General Fund</u>
<u>ASSETS</u>	
Cash and cash equivalents	\$ 165,290.80
Restricted assets:	
Cash and cash equivalents	<u>151,974.33</u>
TOTAL ASSETS	<u>\$ 317,265.13</u>
<u>LIABILITIES</u>	
Payroll liabilities	\$ 6,021.05
Tax anticipation note payable	250,000.00
Credit card payable	<u>1,426.38</u>
TOTAL LIABILITIES	<u>\$ 257,447.43</u>
<u>FUND BALANCE</u>	
Fund Balance:	
Restricted for debt service	151,974.33
Unassigned	<u>(92,156.63)</u>
TOTAL FUND BALANCE	<u>\$ 59,817.70</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 317,265.13</u>
<u>RECONCILIATION TO STATEMENT OF NET POSITION</u>	
Fund Balance	\$ 59,817.70
Amounts reported for governmental activities in the statement of the net position are different because:	
Capital assets used in governmental activities of \$5,979,385.44 are not financial resources and, therefore, are not reported in the funds, net of accumulated depreciation of \$3,377,273.51	2,602,111.93
Long-term liabilities of \$915,000.00 are not due and payable in the current period and are not reported in the funds.	<u>(915,000.00)</u>
NET POSITION OF GOVERNMENTAL ACTIVITIES	<u>\$ 1,746,929.63</u>

See accompanying notes to the basic financial statements.

WARRENTON FIRE PROTECTION DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - MODIFIED CASH BASIS
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2024**

	<u>General Fund</u>
<u>REVENUES</u>	
Taxes, penalties and interest	\$ 1,432,231.83
Permits	60,516.21
Donations	100.00
Interest earned	9,001.67
Other revenue	4,508.77
Grant revenue	76,086.86
Rental revenue	<u>200.00</u>
TOTAL REVENUES	\$ <u>1,582,645.34</u>
<u>EXPENDITURES</u>	
Current:	
General and administration	\$ 1,700,688.30
Capital outlay:	
Equipment	20,000.00
Debt Service:	
Principal retirement	120,000.00
Interest and fees	<u>32,497.66</u>
TOTAL EXPENDITURES	\$ <u>1,873,185.96</u>
<u>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)</u>	<u>\$ (290,540.62)</u>
<u>OTHER FINANCING SOURCES (USES)</u>	
Sale of assets	\$ 1,051.00
Lease revenue	<u>20,000.00</u>
TOTAL OTHER FINANCING SOURCES (USES)	\$ <u>21,051.00</u>
<u>NET CHANGE IN FUND BALANCE</u>	<u>\$ (269,489.62)</u>
<u>FUND BALANCE - Beginning of year</u>	<u>329,307.32</u>
<u>FUND BALANCE - End of year</u>	<u>\$ 59,817.70</u>

See accompanying notes to the basic financial statements.

WARRENTON FIRE PROTECTION DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - MODIFIED CASH BASIS
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2024**

General Fund

RECONCILIATION TO THE STATEMENT OF ACTIVITIES

NET CHANGE IN FUND BALANCE - GOVERNMENTAL FUNDS \$ (269,489.62)

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

Governmental funds report capital outlays as expenditures while governmental activities report depreciation expense as to allocate those expenditures over the life of the assets:

Depreciation expense	(166,972.65)
Fixed asset additions	20,000.00

Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	120,000.00
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Proceeds of debt obligations are recorded as debt proceeds in the governmental Funds, but the proceeds create long-term liabilities in the Statement of Net Position.	<u>(20,000.00)</u>
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CHANGES IN NET POSITION OF GOVERNMENTAL ACTIVITIES \$ (316,462.27)

See accompanying notes to the basic financial statements.

FIDUCIARY FUND FINANCIAL STATEMENTS

Required financial statements for fiduciary funds are the Statement of Fiduciary Net Position and the Statement of Changes in Fiduciary Net Position. Fiduciary fund financial statements should include information about all fiduciary funds. The statements should provide a separate column for pension (and other employee benefits) trust funds, investment trust funds, private-purpose trusts, and agency funds.

WARRENTON FIRE PROTECTION DISTRICT

**STATEMENT OF FIDUCIARY NET POSITION - MODIFIED CASH BASIS
FIDUCIARY FUND
DECEMBER 31, 2024**

	<u>LOSAP Trust</u>
<u>ASSETS</u>	
Investments, at fair value:	
Volunteer pension plan – general investment account	\$ <u>448,233.76</u>
TOTAL ASSETS	\$ <u>448,233.76</u>
<u>LIABILITIES</u>	
TOTAL LIABILITIES	\$ <u>0.00</u>
<u>NET POSITION</u>	
Held in trust for pension benefits and other purposes	\$ <u>448,233.76</u>
TOTAL NET POSITION	\$ <u><u>448,233.76</u></u>

See accompanying notes to the basic financial statements.

WARRENTON FIRE PROTECTION DISTRICT**STATEMENT OF CHANGES IN FIDUCIARY NET POSITION - MODIFIED CASH BASIS
FIDUCIARY FUND
YEAR ENDED DECEMBER 31, 2024**

	<u>LOSAP Trust</u>
<u>ADDITIONS</u>	
Contributions:	
Employer	\$ <u>3,398.00</u>
TOTAL CONTRIBUTIONS	\$ <u>3,398.00</u>
Investment earnings:	
Investment earnings	\$ <u>9,228.74</u>
TOTAL INVESTMENT EARNINGS	\$ <u>9,228.74</u>
Less investment expense	<u>0.00</u>
NET INVESTMENT EARNINGS	\$ <u>9,228.74</u>
TOTAL ADDITIONS	\$ <u>12,626.74</u>
<u>DEDUCTIONS</u>	
Benefits	\$ <u>6,890.00</u>
Administration fee	<u>1,410.00</u>
TOTAL DEDUCTIONS	\$ <u>8,300.00</u>
<u>CHANGE IN NET POSITION</u>	\$ <u>4,326.74</u>
<u>NET POSITION</u> - Beginning of year	<u>443,907.02</u>
<u>NET POSITION</u> - End of year	<u><u>\$ 448,233.76</u></u>

See accompanying notes to the basic financial statements.

NOTES TO FINANCIAL STATEMENTS

WARRENTON FIRE PROTECTION DISTRICT

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

As discussed further in Note 1(C), these financial statements are presented on a modified cash basis of accounting. This modified basis of accounting differs from accounting principles generally accepted in the United States of America (GAAP). Generally accepted accounting principles include all relevant Governmental Accounting Standards Board (GASB) pronouncements.

A. Financial Reporting Entity

The District's financial reporting entity is comprised of the following:

Primary Government: Warrenton Fire Protection District

Component Units: None

In determining the financial reporting entity, the District complies with the provisions of GASB Statement No. 14, *The Financial Reporting Entity*.

B. Basis of Presentation

Government-Wide Financial Statements

The Statement of Net Position and Statement of Activities display information about the reporting government as a whole. They include all funds of the reporting entity except for fiduciary funds. Governmental activities are financed through taxes, intergovernmental revenues, and other non-exchange revenues.

Fund Financial Statements

Fund financial statements of the reporting entity are organized into funds, each of which is considered to be separate accounting entities. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, liabilities, fund equity, revenues, and expenditures/expenses. An emphasis is placed on major funds. A fund is considered major if it is the primary operating fund of the District or meets the following criteria:

- a. Total assets, liabilities, revenues, or expenditures/expenses of the individual governmental fund are at least 10% of the corresponding total for all funds of that category or type, and
- b. Total assets, liabilities, revenues, or expenditures/expenses of the individual governmental fund are at least 5% of the corresponding total for all governmental funds combined.

The funds of the financial report entity are described as follows:

Governmental Funds

General Fund

The General Fund is the primary operating fund of the District and always classified as a major fund. It is used to account for all activities except those legally or administratively required to be accounted for in other funds.

Fiduciary Fund Type

Pension Trust Fund

This fund was established to provide pension benefits for District volunteers.

C. Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe “how” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

Measurement Focus

In the government-wide Statement of Net Position and the Statement of Activities, governmental activities are presented using the economic resources measurement focus, within the limitations of the modified cash basis of accounting, as defined in item (b) following.

In the fund financial statements, the “current financial resources” measurement focus or the “economic resources” measurement focus, as applied to the modified cash basis of accounting, is used as appropriate:

- a. All governmental funds utilize a “current financial resources” measurement focus. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.
- b. Governmental activities utilize an “economic resources” measurement focus in the Statement of Net Position and in the Statement of Activities. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position and cash flows. All assets and liabilities (whether current or non-current, financial or non-financial) associated with their activities are reported.

Basis of Accounting

In the government-wide Statement of Net Position and Statement of Activities and the fund financial statements, governmental activities are presented using a modified cash basis of accounting. This basis recognizes assets, liabilities, net position/fund equity, revenues and expenditures/expenses when they result from cash transactions with a provision for depreciation in the government-wide statements. This basis is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

As a result of the use of this modified cash basis of accounting, certain assets and their related revenues (such as accounts receivable and revenue for billed or provided services not yet collected) and certain liabilities and their related expenses (such as accounts payable and expenses for goods or services received but not yet paid, and accrued expenses and liabilities) *are not recorded* in these financial statements.

If the District utilized the basis of accounting recognized as generally accepted, the fund financial statements for governmental funds would use the modified accrual basis of accounting. All government-wide financials would be presented on the accrual basis of accounting.

D. Assets, Liabilities and Equity

Cash and Cash Equivalents

“Cash and cash equivalents” include all demand and savings accounts, and certificates of deposit.

Capital Assets

The District’s modified cash basis of accounting reports capital assets resulting from cash transactions and reports depreciation where appropriate. The accounting treatment over property, plant and equipment (capital assets) depends on whether the assets are reported in the government-wide or fund financial statements.

Government-Wide Statements

In the government-wide financial statements, capital assets arising from cash transactions are accounted for as assets in the Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual is unavailable, except for donated capital assets, which are recorded at their estimated fair value at the date of donation.

Depreciation of all exhaustible capital assets, arising from cash transactions, is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets’ estimated useful lives using the straight-line method of depreciation. A capitalization threshold of \$10,000.00 is used to report capital assets. The range of estimated useful lives by type of asset is as follows:

- Buildings and improvements	20 - 39 years
- Vehicles	20 years
- Equipment	7 years
- Office equipment	5 - 7 years

Fund Financial Statements

In the fund financial statements, capital assets arising from cash transactions acquired for use in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

Long-Term Debt

All long-term debt arising from cash basis transactions to be repaid from governmental resources are reported as liabilities in the government-wide statements.

Long-term debt arising from cash basis transactions of governmental funds are not reported as liabilities in the fund financial statements. The debt proceeds are reported as other financing sources and payment of principal and interest are reported as expenditures.

Compensated Absences

As a result of the use of the modified cash basis of accounting, liabilities related to accrued compensated absences are not recorded in the government-wide or fund financial statements. Expenditures/expenses related to compensated absences are recorded when paid.

Equity Classification

Government-Wide Statements:

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvements of those assets.
- b. Restricted net position - Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position - All other net position that do not meet the definition of “restricted” or “net investment in capital assets”.

It is the District’s policy to first use restricted net position prior to the use of unrestricted net position when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

Fund Balances

The District adopted GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* (GASB 54). The statement is designed to improve financial reporting by establishing fund balance classifications that are easier to understand and apply. GASB 54 establishes the following classifications depicting the relative strength of the constraints that control how specific amounts can be spent:

Non-spendable – Amounts that are not in a spendable form (such as inventory) or are required to be maintained intact (such as the corpus of an endowment fund).

Restricted – Amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government) through constitutional provisions or by enabling legislation.

Committed – Amounts constrained to specific purposes by the District itself using its highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest-level action to remove or change the constraint. The District’s highest level of decision-making authority is the Board of Aldermen. The formal action that is required to be taken to establish committed fund balances is either by ordinance or resolution.

Assigned – Amounts the District intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority.

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

The District’s policy is to spend the most restricted resources first before less restricted resources in the following order: Non-spendable (if funds become spendable), restricted, committed, assigned, then unassigned.

The District's fund balance policy was enacted in an effort to ensure financial security through the maintenance of a healthy reserve fund that guides the creation, maintenance, and use of resources for financial stabilization purposes. The District's primary objective is to maintain a prudent level of financial resources to protect against reducing service levels or raising taxes and fees due to temporary revenue shortfalls or unpredicted one-time expenditures. The District also seeks to maintain the highest possible credit ratings which are dependent, in part, on the District's maintenance of a healthy fund balance. The unrestricted fund balances of the General Fund have been accumulating to meet this purpose to provide stability and flexibility in order to respond to unexpected adversity and/or opportunities. The target is to maintain an unrestricted fund balance of not less than 20% of annual operating expenditures in order to provide adequate funding to cover approximately two months of operating expenditures, provide the liquidity necessary to accommodate the District's uneven cash flow, which is inherent in its periodic tax collection schedule, and provide liquidity to respond to contingent liabilities.

E. Property Tax

Property taxes attach as an enforceable lien on property as of January 1. Taxes are levied on September 1 and payable by December 31. Taxes paid after December 31 are subject to penalties. Warren County and Lincoln County bill, collect and remit the property taxes to the District. The District records the revenues from property taxes when they are received, since the District uses the modified cash basis of accounting.

F. Revenues, Expenditures and Expenses

Program Revenues

In the Statement of Activities, modified cash basis revenues that are derived directly from each activity or from parties outside the District's taxpayers are reported as program revenues. The District has the following program revenues in each activity:

Public Safety	Permits and fees
	Charges for services

All other governmental revenues are reported as general. All taxes are classified as general revenue even if restricted for a specific purpose.

Expenditures/Expenses

In the government-wide financial statements, expenses are reported on the modified cash basis and are classified by function for governmental activities.

In the fund financial statements, expenditures are classified as follows:

Governmental Funds - By Character:	Current
	Capital Outlay
	Debt Service

In the fund financial statements, governmental funds report expenditures of financial resources.

G. Use of Estimates

The preparation of financial statements in conformity with the other comprehensive basis of accounting (OCBOA) used by the District requires management to make estimates and assumptions that affect certain reported amounts and disclosures (such as estimated useful lives in determining depreciation expense). Accordingly, actual results could differ from those estimates.

H. Post - Employment Health Care Benefits

The District provides health care benefits to eligible former employees and eligible dependents as required by Missouri Statute. There is no associated cost to the District under this program, and there are no participants in this program as of December 31, 2024.

2. CASH AND CASH EQUIVALENTS

It is the District's policy that interest-bearing checking accounts, certificates of deposit, repurchase agreements, United States Government Obligations, and any other securities or investments that are lawful for the investment of monies held in such funds or accounts under the law of the State of Missouri are appropriate types of deposits and investments for its needs.

<u>Depository Account</u>	<u>Bank Balance</u>
Insured	\$ 325,375.43
Collateralized:	
Collateral held by District's agent in the District's name	0.00
Collateral held by pledging bank's trust department in the District's name	0.00
Collateral held by pledging bank's trust department not in the District's name	0.00
Uninsured and uncollateralized	<u>0.00</u>
Total	<u><u>\$ 325,375.43</u></u>

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a deposit policy for custodial credit risk. As of December 31, 2024, \$0.00 of the District's bank balance of \$325,375.43 was exposed to credit risk as follows:

<u>Type of Deposit</u>	<u>Custody Credit Risk Amount</u>
Uninsured and uncollateralized	\$ 0.00
Uninsured and collateralized by pledging bank's trust department not in the District's name	<u>0.00</u>
Total	<u><u>\$ 0.00</u></u>

3. RESTRICTED ASSETS

The amount of restricted assets is comprised as follows:

Governmental Activities:

Cash	\$ 151,974.33
Less: Liabilities	<u>0.00</u>
Net Position - Restricted	<u>\$ 151,974.33</u>

Governmental Fund:

Cash	\$ 151,974.33
Less: Liabilities	<u>0.00</u>
Fund Balance - Restricted	<u>\$ 151,974.33</u>

4. CAPITAL ASSETS

Capital asset activity, resulting from modified cash basis transactions for the year ended December 31, 2024 was as follows:

	<u>Balance</u> <u>Dec. 31, 2023</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>Dec. 31, 2024</u>
<u>Governmental Activities:</u>				
Capital assets not being depreciated:				
Land	\$ <u>255,264.97</u>	\$ <u>0.00</u>	\$ <u>0.00</u>	\$ <u>255,264.97</u>
Total capital assets not being depreciated	\$ <u>255,264.97</u>	\$ <u>0.00</u>	\$ <u>0.00</u>	\$ <u>255,264.97</u>
Capital assets being depreciated:				
Buildings and improvements	\$ 3,755,481.67	\$ 0.00	\$ 0.00	\$ 3,755,481.67
Vehicles	1,859,140.31	20,000.00	0.00	1,879,140.31
Equipment	<u>89,498.49</u>	<u>0.00</u>	<u>0.00</u>	<u>89,498.49</u>
Total capital assets being depreciated	\$ <u>5,704,120.47</u>	\$ <u>20,000.00</u>	\$ <u>0.00</u>	\$ <u>5,724,120.47</u>
Less accumulated depreciation:				
Buildings and improvements	\$ 1,787,567.80	\$ 98,893.84	\$ 0.00	\$ 1,886,461.64
Vehicles	1,368,470.24	63,452.92	0.00	1,431,923.16
Equipment	<u>54,262.82</u>	<u>4,625.89</u>	<u>0.00</u>	<u>58,888.71</u>
Total accumulated depreciation	\$ <u>3,210,300.86</u>	\$ <u>166,972.65</u>	\$ <u>0.00</u>	\$ <u>3,377,273.51</u>
Total capital assets being depreciated, net	\$ <u>2,493,819.61</u>	\$ <u>(146,972.65)</u>	\$ <u>0.00</u>	\$ <u>2,346,846.96</u>
Governmental activities capital assets, net	\$ <u>2,749,084.58</u>	\$ <u>(146,972.65)</u>	\$ <u>0.00</u>	\$ <u>2,602,111.93</u>

Depreciation expense was charged to the public safety function in the Statement of Activities.

Depreciation expense totaled \$166,972.65 for the year ended December 31, 2024.

5. LONG-TERM DEBT

Governmental Activities

As of December 31, 2024, the long-term debt, arising from cash transactions, payable from governmental fund resources consisted of the following:

• Certificates of Participation, Series 2016 payable in annual installments with interest of 3%, final payment due September 1, 2031.	\$ 900,000.00
• Loan the District took out to purchase a 2018 Chevy Tahoe.	<u>15,000.00</u>
Total	<u>\$ 915,000.00</u>

Changes in Long-Term Debt

The following is a summary of changes in long-term debt for the year ended December 31, 2024:

<u>Governmental Activities:</u>	<u>Balance Nov. 1, 2023</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance Oct. 31, 2024</u>	<u>Amount Due Within One Year</u>
Certificates of Participation - Series 2016	\$ 1,015,000.00	\$ 0.00	\$ 115,000.00	\$ 900,000.00	\$ 120,000.00
2018 Chevy Tahoe loan	<u>0.00</u>	<u>20,000.00</u>	<u>5,000.00</u>	<u>15,000.00</u>	<u>5,000.00</u>
Total Governmental Activities	<u>\$ 1,015,000.00</u>	<u>\$20,000.00</u>	<u>\$ 120,000.00</u>	<u>\$ 915,000.00</u>	<u>\$ 125,000.00</u>

Debt Service Requirements to Maturity

Certificates of Participation – Series 2016

On September 1, 2016, the District issued \$1,730,000.00 in Certificates of Participation, Series 2016. The proceeds were used for refinancing Station #2, refinancing a pumper truck and future capital projects. The following is a summary of debt service requirements to maturity.

The payment schedule is as follows:

Certificates of Participation – Series 2016

Dated - September 1, 2016

Original Amount of Issue - \$1,730,000.00

Interest Payable - Semi-annually on March 1 and September 1 of each year

Paying Agent - UMB Bank

<u>Date of Payment</u>	<u>Interest Rate</u>	<u>Total Payment</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Purchase Price Balance</u>
					\$ 900,000.00
03/01/2025		13,500.00		13,500.00	
09/01/2025	3%	133,500.00	120,000.00	13,500.00	780,000.00
03/01/2026		11,700.00		11,700.00	
09/01/2026	3%	131,700.00	120,000.00	11,700.00	660,000.00
03/01/2027		9,900.00		9,900.00	
09/01/2027	3%	134,900.00	125,000.00	9,900.00	535,000.00
03/01/2028		8,025.00		8,025.00	

09/01/2028	3%	133,025.00	125,000.00	8,025.00	410,000.00
03/01/2029		6,150.00		6,150.00	
09/01/2029	3%	141,150.00	135,000.00	6,150.00	275,000.00
03/01/2030		4,125.00		4,125.00	
09/01/2030	3%	139,125.00	135,000.00	4,125.00	140,000.00
03/01/2031		2,100.00		2,100.00	
09/01/2031	3%	<u>142,100.00</u>	<u>140,000.00</u>	<u>2,100.00</u>	0.00
TOTALS		<u>\$ 1,011,000.00</u>	<u>\$ 900,000.00</u>	<u>\$ 111,000.00</u>	

On November 14, 2023, the District approved the purchase of a 2018 Chevy Tahoe for \$20,000.00 from the Lake St. Louis Fire District. The District will pay \$5,000.00 per year for the next 3 years. The following is a summary of debt service requirements to maturity.

The payment schedule is as follows:

Note Payable - Lake St. Louis Fire District

Dated - November 14, 2023

Original Amount - \$20,000.00

<u>Date of Payment</u>	<u>Interest Rate</u>	<u>Total Payment</u>	<u>Principal Amount</u>	<u>Interest Amount</u>	<u>Purchase Price Balance</u>
					\$ 15,000.00
11/14/2025	0%	5,000.00	5,000.00	0.00	10,000.00
11/14/2026	0%	5,000.00	5,000.00	0.00	5,000.00
11/14/2027	0%	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>	0.00
TOTALS		<u>\$ 15,000.00</u>	<u>\$ 15,000.00</u>	<u>\$ 0.00</u>	

Interest Expense Allocated by Function

Interest expense, including fiscal agent fees and debt issuance costs, on long-term debt was charged to functions in the Statement of Activities as follows:

Governmental-type Activities

General Fund \$32,497.66

6. EMPLOYEE PENSION AND OTHER BENEFIT PLANS

A. DEFINED BENEFIT PLAN

Missouri Local Government Employees Retirement System (LAGERS)

The District participates in the Missouri Local Government Employees Retirement System (LAGERS), an agent multiple-employer public employee retirement system that acts as a common investment and administrative agent for local government entities in Missouri. LAGERS is a defined benefit pension plan which provides retirement, disability, and death benefits to plan members and beneficiaries.

General Information about the Plan

Plan description. The Warrenton Fire Protection District defined benefit pension plan provides certain retirement, disability and death benefits to plan members and beneficiaries. The District 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 the system's 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 it 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.

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

2024 Valuation

Benefit Multiplier:	1.25% for life
Final Average Salary:	3 years
Member Contributions:	4%
Rule of 80 Adopted:	No
Contribution Refund Adopted:	No

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.

Contributions. The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by LAGERS. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance an unfunded accrued liability. Full-time employees of the employer contribute 4% of annual pay to the pension plan. Employer contribution rate is 24.1% (fire) and 28.2% (general) of annual covered payroll. Contributions to the pension plan from the District were \$95,809.23 for the year ended December 31, 2024.

B. DEFINED BENEFIT PLAN

Length of Service Awards Program - LOSAP

The Warrenton Fire Protection District established a defined benefit LOSAP for the volunteer firefighters of the District. The program took effect on January 1, 1988. The program provides District-funded pension-like benefits to facilitate the recruitment and retention of active volunteer firefighters. The Warrenton Fire Protection District is the sponsor of the program.

Plan Description

Active volunteer firefighters who have reached the age of 18 and who have completed 0 years of firefighting service are eligible to participate in the program. Participants acquire a non-forfeitable right to a service award after being credited with four years of firefighting service or upon attaining the program's entitlement age. The program's entitlement age is 65 or the completion of 1 year of participation in the plan, whichever is later. In general, an active volunteer firefighter is credited with a year of firefighting

service for each calendar year after the establishment of the program in which he or she accumulates a specified number of points. Points are granted for the performance of certain activities in accordance with a system established by the sponsor on the basis of a District policy list of activities and point values. A monthly benefit of \$10.00 per month is earned at entitlement age for each year of credited past service. Service prior to January 1, 1968 is excluded.

Benefits

A participant's benefit under the program is the monthly payment for life with 120 payments guaranteed equal to \$10.00 multiplied by the person's total number of years of firefighting service. The number of years of firefighting service used to compute the benefit amount cannot exceed twenty. \$200.00 is the maximum monthly benefit that a member can receive at the entitlement age. \$50.00 is the minimum monthly benefit that is guaranteed to a member who remains active until retirement. This will benefit an older member who may not be able to earn enough years of service to receive this amount at retirement. The minimum does not apply to members terminating before normal retirement. Benefits are not payable until the first day of the month following entitlement age. Except in the case of disability or death, benefits are payable when a participant reaches entitlement age. The program provides policy mandated death and disability benefits.

Contributions

The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by the plan administrator. The actuarially determined contribution is the estimated amount necessary to finance the cost of benefits earned by volunteers during the year, with an additional amount to finance an unfunded accrued liability. Volunteers do not contribute to the plan. Contributions to the pension plan from the District were \$138,454.83 for the year ended December 31, 2024.

7. RISK MANAGEMENT

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

The District manages these various risks of loss as follows:

<u>Type of Loss</u>	<u>Method Managed</u>	<u>Risk of Loss Retained</u>
a. Torts, errors, and omissions	Purchased commercial insurance	None
b. Workers' compensation, health and life	Purchased commercial insurance	None
c. Physical property loss and natural disasters	Purchased commercial insurance	None

Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years.

8. ASSESSED VALUATION AND TAX LEVY

	<u>2 0 2 4</u>	<u>2 0 2 3</u>
<u>Aggregate Assessed Valuation</u>		
Warren County	\$ 351,134,294.00	\$ 321,482,880.00
Lincoln County	<u>3,397,455.00</u>	<u>3,003,880.00</u>
Total assessed valuation	<u>\$ 354,531,749.00</u>	<u>\$ 324,486,760.00</u>
	<u>Tax Levy Per \$100.00</u>	<u>Tax Levy Per \$100.00</u>
	<u>of Assessed Valuation</u>	<u>of Assessed Valuation</u>
General Fund	<u>\$.4497</u>	<u>\$.4493</u>
Total taxes assessed	<u>\$ 1,594,329.28</u>	<u>\$ 1,457,919.01</u>
Total tax collections (including delinquent taxes and \$10,074.00 of grants in lieu of taxes)	<u>\$ 101,163.43</u>	<u>\$ 1,331,068.40</u>

The receipts of current and delinquent property taxes during the year ended December 31, 2024 aggregated approximately 6% of the 2024 assessed taxes and 91% of the 2023 taxes assessed.

9. TAX ANTICIPATION NOTE

The District issued a tax anticipation note in advance of property tax collections, depositing the proceeds into the general fund. This note is necessary to pay bills and payroll prior to the receipt of the 2024 tax revenue. The note matures on March 15, 2025 and the interest rate is 5.5%.

Short-term debt activity for the year ended December 31, 2024 was as follows:

	<u>Beginning</u>	<u>Issued</u>	<u>Redeemed</u>	<u>Ending Balance</u>
	<u>Balance</u>			
Tax anticipation note	<u>\$ 0.00</u>	<u>\$ 250,000.00</u>	<u>\$ 0.00</u>	<u>\$ 250,000.00</u>

10. TAX ABATEMENT AGREEMENTS

Cities served by the District may utilize two types of tax abatement programs to attract jobs and industrial investments to their cities. They are Chapter 100 and Chapter 353. For the year ended December 31, 2024, no cities utilized Chapter 100.

Chapter 100 - At December 31, 2024, cities served by the District had two Chapter 100 projects. Chapter 100 is a means of using bonds to purchase the building and equipment with the City holding title to the property and the company paying a PILOT (payment in lieu of taxes) or a grant to the City each year. The City shares a portion of these taxes with the District. In 2024, \$0.00 of the District's share of the property taxes were abated through the Chapter 100 program. The District received \$10,074.00 in payments in lieu of taxes.

Chapter 353 - At December 31, 2024, the cities/counties served by the District had no active Chapter 353 projects. Chapter 353 is taking a blighted piece of property and giving tax abatement for a limited number of years to a company who will improve the property and bring in jobs. At December 31, 2024, \$0.00 of the District's share of the real estate property taxes was abated through the Chapter 353 program.

11. DISTRICT OFFICIALS

2 0 2 4

Director - President and Chairman
Director - Vice-President
Director – Secretary/Treasurer
Director
Director
Chief

Rob Vogelgesang
Donnie Owenby
Stacey Blondin
Malissa Booth
Laura McIntosh
Anthony Hayeslip, Sr.

OTHER INFORMATION

Other information includes financial information and disclosures that are presented for purposes of additional analysis but are not considered a part of the basic financial statements. Such information includes:

- Budgetary Comparison Schedule - Modified Cash Basis - General Fund
- Notes to Other Information - Budgetary Comparison Schedule

WARRENTON FIRE PROTECTION DISTRICT**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS****GENERAL FUND****YEAR ENDED DECEMBER 31, 2024**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>
	<u>Original</u>	<u>Final</u>	
<u>BEGINNING BUDGETARY FUND BALANCE</u>	\$ 329,307.32	\$ 329,307.32	\$ 329,307.32
<u>RESOURCES (inflows):</u>			
Tax revenue (including grants in lieu of taxes)	1,540,742.00	1,540,742.00	1,432,231.83
Permits	95,000.00	95,000.00	60,516.21
Cost recovery	10,000.00	10,000.00	3,155.86
Interest earned	1,500.00	1,500.00	9,001.67
Donations	0.00	0.00	100.00
Sale of assets	0.00	0.00	1,051.00
Rental revenue	4,000.00	4,000.00	200.00
Grant revenue	0.00	0.00	76,086.86
Lease revenue	0.00	20,000.00	20,000.00
Other revenue	<u>0.00</u>	<u>0.00</u>	<u>1,352.91</u>
AMOUNTS AVAILABLE FOR APPROPRIATION	<u>\$ 1,980,549.32</u>	<u>\$ 2,000,549.32</u>	<u>\$ 1,933,003.66</u>
<u>CHARGES TO APPROPRIATIONS (outflows):</u>			
Current:			
Buildings and grounds	\$ 42,600.00	\$ 42,600.00	\$ 25,826.95
Communications	1,300.00	1,300.00	410.96
Education and training	17,200.00	17,200.00	3,320.16
Equipment and maintenance	61,200.00	61,200.00	80,257.19
Fire prevention	17,475.00	17,475.00	15,298.40
Insurance	109,000.00	109,000.00	116,078.56
Membership	16,000.00	16,000.00	14,178.99
Other committee groups	200.00	200.00	0.00
Quartermaster	29,700.00	29,700.00	17,913.57
Safety	600.00	600.00	745.03
Operating expenses	46,650.00	46,650.00	84,083.02
Office equipment / administration	24,440.00	24,440.00	27,588.80
Professional dues and subscriptions	3,114.00	3,114.00	1,871.25
Utilities	45,500.00	45,500.00	47,067.03
Salaries, benefits and taxes	1,131,157.75	1,271,206.96	1,265,703.81
Honor guard	1,500.00	1,500.00	0.00
Public relations	1,100.00	1,100.00	344.58
Miscellaneous expenses	0.00	0.00	0.00
Election expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CURRENT	<u>\$ 1,548,736.75</u>	<u>\$ 1,688,785.96</u>	<u>\$ 1,700,688.30</u>

See accompanying notes to the Budgetary Comparison Schedule.

WARRENTON FIRE PROTECTION DISTRICT**BUDGETARY COMPARISON SCHEDULE - MODIFIED CASH BASIS****GENERAL FUND****YEAR ENDED DECEMBER 31, 2024**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>
	<u>Original</u>	<u>Final</u>	
<u>CHARGES TO APPROPRIATIONS</u> (continued)			
Capital outlay:			
Equipment	14,400.00	0.00	0.00
Vehicles	<u>\$ 0.00</u>	<u>\$ 20,000.00</u>	<u>\$ 20,000.00</u>
TOTAL CAPITAL OUTLAY	<u>\$ 14,400.00</u>	<u>\$ 20,000.00</u>	<u>\$ 20,000.00</u>
Debt Service:			
Principal retirement	\$ 150,000.00	\$ 150,000.00	\$ 120,000.00
Interest and fees	<u>0.00</u>	<u>0.00</u>	<u>32,497.66</u>
TOTAL DEBT SERVICE	<u>\$ 150,000.00</u>	<u>\$ 150,000.00</u>	<u>\$ 152,497.66</u>
TOTAL CHARGES TO APPROPRIATIONS	<u>\$ 1,713,136.75</u>	<u>\$ 1,858,785.96</u>	<u>\$ 1,873,185.96</u>
<u>ENDING BUDGETARY FUND BALANCE</u>	<u>\$ 267,412.57</u>	<u>\$ 141,763.36</u>	<u>\$ 59,817.70</u>

See accompanying notes to the Budgetary Comparison Schedule.

WARRENTON FIRE PROTECTION DISTRICT

NOTES TO OTHER INFORMATION BUDGETARY COMPARISON SCHEDULE DECEMBER 31, 2024

Budgets and Budgetary Practices

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

- a. Prior to August 31, the Chief submits to the Board of Directors a proposed operating budget for the upcoming fiscal year. The operating budget includes proposed expenditures and the means of financing them.
- b. Open meetings of the Board of Directors are held to obtain taxpayer comments.
- c. Prior to November 1, the budget for the upcoming year is adopted by the Board of Directors.
- d. Budgets are adopted on a basis consistent with the modified cash basis of accounting.
- e. Any revisions that alter the total expenditures must be approved by the Board of Directors.
- f. Prior to year-end, the Board of Directors adopts an amended budget (if necessary), approving any additional expenditures.
- g. The amended budget for the District is presented in the Budgetary Comparison Schedule – General Fund.
- h. All annual appropriations lapse at fiscal year-end.

Basis of Accounting

The budget is prepared on the same modified cash basis of accounting as applied to the governmental funds in the basic financial statements. Revenues and expenditures are reported when they result from cash transactions.

APPENDIX B

FORM OF CONTINUING DISCLOSURE UNDERTAKING

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CONTINUING DISCLOSURE UNDERTAKING

Dated as of July 1, 2025

by the

**WARRENTON FIRE PROTECTION DISTRICT
OF WARREN COUNTY, MISSOURI**

\$10,000,000*
General Obligation Bonds
Series 2025

* Preliminary; subject to change.

CONTINUING DISCLOSURE UNDERTAKING

This **CONTINUING DISCLOSURE UNDERTAKING** dated as of July 1, 2025 (this “*Undertaking*”) is executed and delivered by the **WARRENTON FIRE PROTECTION DISTRICT OF WARREN COUNTY, MISSOURI** (the “*District*”).

RECITALS

1. This Undertaking is executed and delivered by the District in connection with the issuance by the District of **\$10,000,000* General Obligation Bonds, Series 2025** (the “*Bonds*”), pursuant to a resolution adopted by the governing body of the District on July 15, 2025 (the “*Resolution*”).

2. The District is entering into this Undertaking for the benefit of the Beneficial Owners (as defined herein) of the Bonds and in order to assist the Participating Underwriter (as defined herein) in complying with Rule 15c2-12 of the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the “*Rule*”). The District is the only “obligated person” (as defined by the Rule) with responsibility for continuing disclosure hereunder.

In consideration of the foregoing, the District covenants and agrees as follows:

Section 1. Definitions.

In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Undertaking unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“*Annual Report*” means any Annual Report filed by the District pursuant to, and as described in, **Section 2.**

“*Beneficial Owner*” means any registered owner of any Bonds and any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

“*Business Day*” means a day other than (a) a Saturday, Sunday or legal holiday, (b) a day on which banks located in any city in which the principal corporate trust office or designated payment office of the trustee, any paying agent or the Dissemination Agent, as applicable, is located are required or authorized by law to remain closed or (c) a day on which the Securities Depository or the New York Stock Exchange is closed.

“*Dissemination Agent*” means any entity designated in writing by the District to serve as dissemination agent pursuant to this Undertaking and which has filed with the District a written acceptance of such designation.

* Preliminary; subject to change.

“*EMMA*” means the Electronic Municipal Market Access system for municipal securities disclosures established and maintained by the MSRB, which can be accessed at www.emma.msrb.org.

“*Financial Obligation*” means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of (a) or (b) in this definition; provided, however, the term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

“*Fiscal Year*” means the **12-month** period beginning on **January 1** and ending on **December 31** or any other **12-month** period selected by the District as its Fiscal Year for financial reporting purposes.

“*Material Events*” means any of the events listed in **Section 3**.

“*MSRB*” means the Municipal Securities Rulemaking Board, or any successor repository designated as such by the Securities and Exchange Commission in accordance with the Rule.

“*Official Statement*” means the final Official Statement dated July 15, 2025, relating to the Bonds.

“*Participating Underwriter*” means any of the original underwriter(s) of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

Section 2. Provision of Annual Reports.

- (a) The District shall, not later than **10** months after the end of the District’s Fiscal Year, commencing with the Fiscal Year ending December 31, 2025, file with the MSRB, through EMMA, the following financial information and operating data (the “*Annual Report*”):
 - (1) The audited financial statements of the District for the prior Fiscal Year prepared in accordance with generally accepted accounting principles. If audited financial statements are not available by the time the Annual Report is required to be filed pursuant to this Section, the Annual Report shall contain unaudited financial statements in a format similar to the audited financial information contained in the Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report promptly after they become available.
 - (2) Updates as of the end of the Fiscal Year of certain financial information and operating data related to the Bonds, as described in **Exhibit A**, with such modifications to the formatting and general presentation thereof as deemed appropriate by the District; provided, any substantive change to information provided shall be effected only in accordance with **Section 6**.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues with respect to which the District is an “obligated person” (as defined by the Rule), which have been filed with the MSRB and are available through EMMA or the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available from the

MSRB on EMMA. The District shall clearly identify each such other document so included by reference.

In each case, the Annual Report may be submitted as a single document or as separate documents comprising a package and may cross-reference other information as provided in this Section; provided that the audited financial statements of the District may be submitted separately from the balance of the Annual Report and later than the date required above for the filing of the Annual Report if they are not available by that date. If the District's Fiscal Year changes, it shall give notice of such change in the same manner as for a Material Event under **Section 3**.

- (b) The Annual Report shall be filed with the MSRB in such manner and format as is prescribed by the MSRB.

Section 3. Reporting of Material Events.

No later than **10 Business Days** after the occurrence of any of the following events, the District shall give, or cause to be given, to the MSRB, through EMMA, notice of the occurrence of any of the following events with respect to the Bonds ("*Material Events*"):

- (a) principal and interest payment delinquencies;
- (b) non-payment related defaults, if material;
- (c) unscheduled draws on debt service reserves reflecting financial difficulties;
- (d) unscheduled draws on credit enhancements reflecting financial difficulties;
- (e) substitution of credit or liquidity providers, or their failure to perform;
- (f) adverse tax opinions; the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;
- (g) modifications to rights of bondholders, if material;
- (h) bond calls, if material, and tender offers;
- (i) defeasances;
- (j) release, substitution or sale of property securing repayment of the Bonds, if material;
- (k) rating changes;
- (l) bankruptcy, insolvency, receivership or similar event of the District (which shall be deemed to occur as provided in the Rule);
- (m) the consummation of a merger, consolidation or acquisition involving the District or the sale of all or substantially all of the assets of the District, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (n) appointment of a successor or additional trustee or the change of name of the trustee, if material;
- (o) incurrence of a Financial Obligation of the District, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a Financial Obligation of the District, any of which affect security holders, if material; and
- (p) default, event of acceleration, termination event, modification of terms or other similar events under the terms of a Financial Obligation of the District, any of which reflect financial difficulties.

If the District has not submitted the Annual Report to the MSRB by the date required in **Section 2(a)**, the District shall send a notice to the MSRB, in substantially the form attached as **Exhibit B**, of the failure of the District to file on a timely basis the Annual Report, which notice shall be given by the District in accordance with this **Section 3**.

Section 4. Termination of Reporting Obligation.

The District's obligations under this Undertaking shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If the District's obligations under this Undertaking are assumed in full by some other entity, such entity shall be responsible for compliance with this Undertaking in the same manner as if it were the District, and the District shall have no further responsibility hereunder. If such assumption occurs prior to the final maturity of the Bonds, the District shall give notice of such assumption in the same manner as for a Material Event under **Section 3**.

Section 5. Dissemination Agent.

The District may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Undertaking and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent may resign as dissemination agent hereunder at any time upon **30** days prior written notice to the District. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report (including without limitation the Annual Report) prepared by the District pursuant to this Undertaking.

Section 6. Amendment; Waiver.

Notwithstanding any other provision of this Undertaking, the District may amend this Undertaking and any provision of this Undertaking may be waived, provided that Bond Counsel or other counsel experienced in federal securities law matters provides the District with its written opinion that the undertaking of the District contained herein, as so amended or after giving effect to such waiver, is in compliance with the Rule and all current amendments thereto and interpretations thereof that are applicable to this Undertaking.

In the event of any amendment or waiver of a provision of this Undertaking, the District shall describe such amendment or waiver in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the District. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (a) notice of such change shall be given in the same manner as for a Material Event under **Section 3**, and (b) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 7. Additional Information.

Nothing in this Undertaking shall be deemed to prevent the District from disseminating any other information, using the means of dissemination set forth in this Undertaking or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Material Event, in addition to that which is required by this Undertaking. If the District chooses to

include any information in any Annual Report or notice of occurrence of a Material Event, in addition to that which is specifically required by this Undertaking, the District shall have no obligation under this Undertaking to update such information or include it in any future Annual Report or notice of occurrence of a Material Event.

Section 8. Default.

If the District fails to comply with any provision of this Undertaking, any Participating Underwriter or any Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the District to comply with its obligations under this Undertaking. A default under this Undertaking shall not be deemed an event of default under the Resolution or the Bonds, and the sole remedy under this Undertaking if there is any failure of the District to comply with this Undertaking shall be an action to compel performance.

Section 9. Beneficiaries.

This Undertaking shall inure solely to the benefit of the District, the Participating Underwriter and the Beneficial Owners from time to time of the Bonds and shall create no rights in any other person or entity.

Section 10. Severability.

If any provision in this Undertaking, the Resolution or the Bonds shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Undertaking shall not in any way be affected or impaired thereby.

Section 11. Electronic Transactions.

The arrangement described herein may be conducted and related documents may be sent, received or stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 12. Governing Law.

This Undertaking shall be governed by and construed in accordance with the laws of the State of Missouri.

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IN WITNESS WHEREOF, the District has caused this Undertaking to be executed as of the day and year first above written.

**WARRENTON FIRE PROTECTION DISTRICT
OF WARREN COUNTY, MISSOURI**

By: _____
Title: President of the Board of Directors

EXHIBIT A
TO CONTINUING DISCLOSURE UNDERTAKING

**FINANCIAL INFORMATION AND OPERATING DATA TO BE
INCLUDED IN ANNUAL REPORT**

The financial information and operating data contained in the tables in the following described sections of the Official Statement relating to the Bonds:

1. **“FINANCIAL INFORMATION CONCERNING THE DISTRICT – Summary General Fund Operations.”**
2. **“PROPERTY TAX INFORMATION CONCERNING THE DISTRICT – Property Valuations – *Current Assessed Valuation.*”**
3. **“PROPERTY TAX INFORMATION CONCERNING THE DISTRICT – Property Valuations – *History of Property Valuations.*”**
4. **“PROPERTY TAX INFORMATION CONCERNING THE DISTRICT – Tax Rates – *History of Tax Levies.*”**
5. **“PROPERTY TAX INFORMATION CONCERNING THE DISTRICT – Tax Rates – *Tax Collection Record.*”**
6. **“PROPERTY TAX INFORMATION CONCERNING THE DISTRICT – Major Property Taxpayers.”**

**EXHIBIT B
TO CONTINUING DISCLOSURE UNDERTAKING**

FORM OF NOTICE OF FAILURE TO FILE ANNUAL REPORT

District/Obligated Person: Warrenton Fire Protection District of Warren County, Missouri (the “District”)

**Issues to which this
Notice relates:** General Obligation Bonds, Series 2025

CUSIP Numbers for Issue to which this Report relates:

<u>Maturity Date</u>	<u>CUSIP Number</u>
-----------------------------	----------------------------

NOTICE IS HEREBY GIVEN that the District has not provided an Annual Report with respect to the above-named Bonds as required by the Continuing Disclosure Undertaking dated as of July 1, 2025. The District anticipates that the Annual Report will be provided by _____, 20__.

For additional information, contact:

Warrenton Fire Protection District of Warren County, Missouri
606 Fairgrounds Road
Warrenton, Missouri 63383
(636) 456-8935

Date Submitted: _____, 20__

WARRENTON FIRE PROTECTION DISTRICT OF WARREN COUNTY, MISSOURI

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APPENDIX C

BOND INSURANCE INFORMATION AND SPECIMEN MUNICIPAL BOND INSURANCE POLICY

Bond Insurance Policy

Concurrently with the issuance of the Bonds, Assured Guaranty Inc. (the “**Bond Insurer**”) will issue its Municipal Bond Insurance Policy (the “**Policy**”) for the Bonds. The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy included within this *Appendix C*.

The Policy is not covered by any insurance security or guaranty fund established under New York, Maryland, California, Connecticut or Florida insurance law.

Assured Guaranty Inc.

The Bond Insurer is a Maryland domiciled financial guaranty insurance company and an indirect subsidiary of Assured Guaranty Ltd. (“**AGL**” and together with its subsidiaries, “**Assured Guaranty**”), a Bermuda-based holding company whose shares are publicly traded and are listed on the New York Stock Exchange under the symbol “AGO.” AGL, through its subsidiaries, provides credit enhancement products to the U.S. and non-U.S. public finance (including infrastructure) and structured finance markets and participates in the asset management business through ownership interests in Sound Point Capital Management, LP and certain of its investment management affiliates. Only the Bond Insurer is obligated to pay claims under the insurance policies the Bond Insurer has issued, and not AGL or any of its shareholders or other affiliates.

The Bond Insurer’s financial strength is rated “AA” (stable outlook) by S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC (“**S&P**”), “AA+” (stable outlook) by Kroll Bond Rating Agency, Inc. (“**KBRA**”) and “A1” (stable outlook) by Moody’s Investors Service, Inc. (“**Moody’s**”). Each rating of the Bond Insurer should be evaluated independently. An explanation of the significance of the above ratings may be obtained from the applicable rating agency. The above ratings are not recommendations to buy, sell or hold any security, and such ratings are subject to revision or withdrawal at any time by the rating agencies, including withdrawal initiated at the request of the Bond Insurer in its sole discretion. In addition, the rating agencies may at any time change the Bond Insurer’s long-term rating outlooks or place such ratings on a watch list for possible downgrade in the near term. Any downward revision or withdrawal of any of the above ratings, the assignment of a negative outlook to such ratings or the placement of such ratings on a negative watch list may have an adverse effect on the market price of any security guaranteed by the Bond Insurer. The Bond Insurer only guarantees scheduled principal and scheduled interest payments payable by the issuer of bonds insured by the Bond Insurer on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the relevant insurance policy), and does not guarantee the market price or liquidity of the securities it insures, nor does it guarantee that the ratings on such securities will not be revised or withdrawn.

Merger of Assured Guaranty Municipal Corp. Into Assured Guaranty Inc.

On August 1, 2024, Assured Guaranty Municipal Corp., a New York domiciled financial guaranty insurance company and an affiliate of the Bond Insurer (“**AGM**”), merged with and into the Bond Insurer, with the Bond Insurer as the surviving company (such transaction, the “**Merger**”). Upon the Merger, all liabilities of AGM, including insurance policies issued or assumed by AGM, became obligations of the Bond Insurer.

Current Financial Strength Ratings

On October 18, 2024, KBRA announced it had affirmed the Bond Insurer's insurance financial strength rating of "AA+" (stable outlook).

On July 10, 2024, Moody's, following Assured Guaranty's announcement of the Merger, announced that it had affirmed the Bond Insurer's insurance financial strength rating of "A1" (stable outlook).

On May 28, 2024, S&P announced it had affirmed the Bond Insurer's financial strength rating of "AA" (stable outlook). On August 1, 2024, S&P stated that following the Merger, there is no change in the Bond Insurer's financial strength rating of "AA" (stable outlook).

The Bond Insurer can give no assurance as to any further ratings action that S&P, Moody's and/or KBRA may take. For more information regarding the Bond Insurer's financial strength ratings and the risks relating thereto, see AGL's Annual Report on Form 10-K for the fiscal year ended December 31, 2024.

Capitalization of the Bond Insurer

At March 31, 2025:

- The policyholders' surplus of the Bond Insurer was approximately \$3,522 million.
- The contingency reserve of the Bond Insurer was approximately \$1,421 million.
- The net unearned premium reserves and net deferred ceding commission income of the Bond Insurer and its subsidiaries (as described below) were approximately \$2,416 million. Such amount includes (i) 100% of the net unearned premium reserve and net deferred ceding commission income of the Bond Insurer and (ii) the net unearned premium reserves and net deferred ceding commissions of the Bond Insurer's wholly owned subsidiary Assured Guaranty UK Limited ("AGUK"), and its 99.9999% owned subsidiary Assured Guaranty (Europe) SA ("AGE").

The policyholders' surplus, contingency reserve, and net unearned premium reserves and net deferred ceding commission income of the Bond Insurer were determined in accordance with statutory accounting principles. The net unearned premium reserves and net deferred ceding commissions of AGUK and AGE were determined in accordance with accounting principles generally accepted in the United States of America.

Incorporation of Certain Documents by Reference

Portions of the following documents filed by AGL with the Securities and Exchange Commission (the "SEC") that relate to the Bond Insurer are incorporated by reference into this Official Statement and shall be deemed to be a part hereof:

- (i) the Annual Report on Form 10-K for the fiscal year ended December 31, 2024 (filed by AGL with the SEC on February 28, 2025); and
- (ii) the Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2025 (filed by AGL with the SEC on May 9, 2025).

All information relating to the Bond Insurer included in, or as exhibits to, documents filed by AGL with the SEC pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended, excluding Current Reports or portions thereof "furnished" under Item 2.02 or Item 7.01 of Form 8-K, after the filing of the last document referred to above and before the termination of the offering of the Bonds shall be deemed incorporated by reference into this Official Statement and to be a part hereof from the respective dates of filing

such documents. Copies of materials incorporated by reference are available over the internet at the SEC's website at <http://www.sec.gov>, at AGL's website at <http://www.assuredguaranty.com>, or will be provided upon request to Assured Guaranty Inc.: 1633 Broadway, New York, New York 10019, Attention: Communications Department (telephone (212) 974-0100). Except for the information referred to above, no information available on or through AGL's website shall be deemed to be part of or incorporated in this Official Statement.

Any information regarding the Bond Insurer included herein under the caption "**BOND INSURANCE INFORMATION AND SPECIMEN MUNICIPAL BOND INSURANCE POLICY – Assured Guaranty Inc.**" or included in a document incorporated by reference herein (collectively, the "**AG Information**") shall be modified or superseded to the extent that any subsequently included AG Information (either directly or through incorporation by reference) modifies or supersedes such previously included AG Information. Any AG Information so modified or superseded shall not constitute a part of this Official Statement, except as so modified or superseded.

Miscellaneous Matters

The Bond Insurer makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, the Bond Insurer has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding the Bond Insurer supplied by the Bond Insurer and presented under this *Appendix C*.

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MUNICIPAL BOND INSURANCE POLICY

ISSUER:

Policy No.: -N

BONDS: \$ in aggregate principal amount of

Effective Date:

Premium: \$

ASSURED GUARANTY INC. ("AG"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") (as set forth in the documentation providing for the issuance of and securing the Bonds) for the Bonds, for the benefit of the Owners or, at the election of AG, directly to each Owner, subject only to the terms of this Policy (which includes each endorsement hereto), that portion of the principal of and interest on the Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer.

On the later of the day on which such principal and interest becomes Due for Payment or the Business Day next following the Business Day on which AG shall have received Notice of Nonpayment, AG will disburse to or for the benefit of each Owner of a Bond the face amount of principal of and interest on the Bond that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by AG, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of the principal or interest then Due for Payment and (b) evidence, including any appropriate instruments of assignment, that all of the Owner's rights with respect to payment of such principal or interest that is Due for Payment shall thereupon vest in AG. A Notice of Nonpayment will be deemed received on a given Business Day if it is received prior to 1:00 p.m. (New York time) on such Business Day; otherwise, it will be deemed received on the next Business Day. If any Notice of Nonpayment received by AG is incomplete, it shall be deemed not to have been received by AG for purposes of the preceding sentence and AG shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, who may submit an amended Notice of Nonpayment. Upon disbursement in respect of a Bond, AG shall become the owner of the Bond, any appurtenant coupon to the Bond or right to receipt of payment of principal of or interest on the Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under the Bond, to the extent of any payment by AG hereunder. Payment by AG to the Trustee or Paying Agent for the benefit of the Owners shall, to the extent thereof, discharge the obligation of AG under this Policy.

Except to the extent expressly modified by an endorsement hereto, the following terms shall have the meanings specified for all purposes of this Policy. "Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State of New York or the Insurer's Fiscal Agent are authorized or required by law or executive order to remain closed. "Due for Payment" means (a) when referring to the principal of a Bond, payable on the stated maturity date thereof or the date on which the same shall have been duly called for mandatory sinking fund redemption and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by mandatory sinking fund redemption), acceleration or other advancement of maturity unless AG shall elect, in its sole discretion, to pay such principal due upon such acceleration together with any accrued interest to the date of acceleration and (b) when referring to interest on a Bond, payable on the stated date for payment of interest. "Nonpayment" means, in respect of a Bond, the failure of the Issuer to have provided sufficient funds to the Trustee or, if there is no Trustee, to the Paying Agent for payment in full of all principal and interest that is Due for Payment on such Bond. "Nonpayment" shall also include, in respect of a Bond, any payment of principal or interest that is Due for Payment made to an Owner by or on behalf of the Issuer which has been recovered from such Owner pursuant to the United States Bankruptcy Code by a trustee in bankruptcy in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means telephonic or telecopied notice, subsequently confirmed in a signed writing, or written notice by registered or certified mail, from an Owner, the Trustee or the Paying Agent to AG which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount and (d) the date such claimed amount became Due for Payment. "Owner" means, in respect of a Bond, the person or entity who, at the time of Nonpayment, is entitled under the terms of such Bond to payment thereof, except that "Owner" shall not include the Issuer or any person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

AG may appoint a fiscal agent (the "Insurer's Fiscal Agent") for purposes of this Policy by giving written notice to the Trustee and the Paying Agent specifying the name and notice address of the Insurer's Fiscal Agent. From and after the date of receipt of such notice by the Trustee and the Paying Agent, (a) copies of all notices required to be delivered to AG pursuant to this Policy shall be simultaneously delivered to the Insurer's Fiscal Agent and to AG and shall not be deemed received until received by both and (b) all payments required to be made by AG under this Policy may be made directly by AG or by the Insurer's Fiscal Agent on behalf of AG. The Insurer's Fiscal Agent is the agent of AG only and the Insurer's Fiscal Agent shall in no event be liable to any Owner for any act of the Insurer's Fiscal Agent or any failure of AG to deposit or cause to be deposited sufficient funds to make payments due under this Policy.

To the fullest extent permitted by applicable law, AG agrees not to assert, and hereby waives, only for the benefit of each Owner, all rights (whether by counterclaim, setoff or otherwise) and defenses (including, without limitation, the defense of fraud), whether acquired by subrogation, assignment or otherwise, to the extent that such rights and defenses may be available to AG to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy.

This Policy sets forth in full the undertaking of AG, and shall not be modified, altered or affected by any other agreement or instrument, including any modification or amendment thereto. Except to the extent expressly modified by an endorsement hereto, (a) any premium paid in respect of this Policy is nonrefundable for any reason whatsoever, including payment, or provision being made for payment, of the Bonds prior to maturity and (b) this Policy may not be canceled or revoked. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW.

In witness whereof, ASSURED GUARANTY INC. has caused this Policy to be executed on its behalf by its Authorized Officer.

ASSURED GUARANTY INC.

By _____
Authorized Officer

1633 Broadway, New York, N.Y. 10019

(212) 974-0100

Form 500 (8/24)