This Preliminary Official Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to the registration, qualification or filing under the securities laws of any jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED NOVEMBER 3, 2026

NEW ISSUE
BOOK-ENTRY ONLY

S&P Rating: "AA-"
(See "BOND RATING" herein)

*In the opinion of Gilmore & Bell, P.C., Bond Counsel to the City, 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.*

$30,000,000*
CITY OF JEFFERSON, MISSOURI
SPECIAL OBLIGATION BONDS
SERIES 2026

Dated: Date of Delivery **Due: April 1, as shown on the inside cover**

The Bonds will be issued as fully-registered bonds and will be registered in the name of Cede & Co., as registered owner and nominee (the **"Registered Owner"**) for The Depository Trust Company (**"DTC"**), New York, New York. DTC will act as securities depository for the Bonds. Principal of the Bonds will be payable at maturity or upon earlier redemption at the principal payment office of UMB Bank, N.A., St. Louis, Missouri, as paying agent (the **"Paying Agent"**). Interest on the Bonds will be payable semiannually on each April 1 and October 1, beginning on April 1, 2027, by check, draft or electronic transfer as described herein, to the registered owners thereof as of the close of business on the 15th day of the month preceding the applicable interest payment date. So long as DTC or its nominee, Cede & Co., is the Registered Owner, such payments will be made directly to such Registered Owner. DTC is expected, in turn, to remit such payments to its Participants (herein defined) for subsequent disbursement to the Beneficial Owners (herein defined).

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

The Bonds and the interest thereon will constitute special obligations of the City of Jefferson, Missouri (the "City"), payable solely from amounts appropriated in each Fiscal Year (herein defined) (1) out of the income and revenues of the City provided for such Fiscal Year plus (2) any unencumbered balances from previous years. The Bonds do not constitute general obligations or indebtedness of the City within the meaning of any constitutional, statutory or charter limitation or requirement, and the City does not pledge its full faith and credit and is not obligated to levy taxes or resort to any other moneys of the City to pay the principal of and interest on the Bonds.

The payment of the principal of and interest on the Bonds is subject to annual appropriation by the City from legally available funds including, without limitation, Net Parking Revenues. **"Net Parking Revenues"** means the total gross income generated from parking facilities owned or operated by the City, inclusive of garages, surface lots and meters, minus all associated operating expenses, maintenance, reserve and replacement funds, management fees, and applicable taxes. The City is not required or obligated to make any such annual appropriation.

Certain risk factors are associated with the purchase of the Bonds. See **"RISK FACTORS"** 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 City, subject to the approval of legality by Gilmore & Bell, P.C., St. Louis, Missouri, Bond Counsel to the City. Certain legal matters related to this Official Statement will be passed upon by Gilmore & Bell, P.C., St. Louis, Missouri, and for the Underwriter by Quarles & Brady LLP, Milwaukee, Wisconsin. Piper Sandler & Co. is acting as municipal advisor to the City. It is expected that the Bonds will be available for delivery on or about November 17, 2026.*

STIFEL

The date of this Official Statement is _____ __, 2026.

* Preliminary, subject to change.

**$30,000,000*
CITY OF JEFFERSON, MISSOURI
SPECIAL OBLIGATION BONDS
SERIES 2026**

MATURITY SCHEDULE
Base CUSIP: _____

Maturity (April 1)	Principal Amount	Interest Rate	Price	CUSIP Extension

* Preliminary, subject to change.

CITY OF JEFFERSON, MISSOURI

320 E. McCarty Street
Jefferson City, Missouri 65101

ELECTED OFFICIALS

Ron Fitzwater, *Mayor*
Randy Hoselton, *Council Member*
Jeff Ahlers, *Council Member*
Mike Lester, *Council Member*
Cody Holt, *Council Member*
Treaka Young, *Council Member*
Hal Dulle, *Council Member*
Chris Leuckel, *Council Member*
Julie Allen, *Council Member*
Mackenzie Job, *Council Member*
Shane Kampeter, *Council Member*

APPOINTED OFFICIALS

Brian Crane, *City Administrator*
Shelby Convery, *Director of Finance*
Emily Donaldson, *City Clerk*

BOND COUNSEL

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

MUNICIPAL ADVISOR

Piper Sandler & Co.
St. Louis, Missouri

PAYING AGENT

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

UNDERWRITER

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

UNDERWRITER'S COUNSEL

Quarles & Brady LLP
Milwaukee, Wisconsin

REGARDING USE OF THIS OFFICIAL STATEMENT

No dealer, broker, salesman or other person has been authorized by the City or the Underwriter to give any information or to make any representations with respect to the Bonds offered hereby other than those contained in this Official Statement, 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 offered hereby by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been furnished by the City and other sources which are believed to be reliable, but such information is not guaranteed as to accuracy or completeness and is not to be construed as a representation by the Underwriter. 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 affairs of the City since the date hereof.

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.

CAUTIONARY STATEMENTS REGARDING FORWARD-LOOKING STATEMENTS IN THIS OFFICIAL STATEMENT

Certain statements included or incorporated by reference in this Official Statement constitute "forward-looking statements" within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as "plan," "expect," "estimate," "anticipate," "projected," "budget" or other similar words.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THESE FUTURE RISKS AND UNCERTAINTIES INCLUDE THOSE DISCUSSED UNDER THE CAPTION "RISK FACTORS." NEITHER THE CITY NOR ANY OTHER PARTY PLANS TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN THEIR EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES UPON WHICH SUCH STATEMENTS ARE BASED OCCUR OTHER THAN AS DESCRIBED IN APPENDIX B - "FORM OF THE CONTINUING DISCLOSURE AGREEMENT" HERETO.

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Appendix A – Annual Financial Report of the City for the Fiscal Year Ended October 31, 2025

Appendix B – Form of the Continuing Disclosure Agreement

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OFFICIAL STATEMENT

$30,000,000*
CITY OF JEFFERSON, MISSOURI
SPECIAL OBLIGATION BONDS
SERIES 2026

INTRODUCTION

This introduction is only a brief description and summary of certain information contained in this Official Statement and is qualified in its entirety by reference to the more complete and detailed information contained in the entire Official Statement, including the cover page and appendices hereto, and the documents summarized or described herein. A full review should be made of the entire Official Statement.

Purpose of the Official Statement

The purpose of this Official Statement is to furnish information relating to (1) the City of Jefferson, Missouri (the **"City"**), and (2) the City's Special Obligation Bonds, Series 2026 (the **"Bonds"**), to be issued in the principal amount of $30,000,000*.

The City

The City is the capital of the State of Missouri and the county seat of Cole County, Missouri (the **"County"**). The majority of the City is located in Cole County, Missouri, in the central portion of the State, approximately 150 miles east of Kansas City, Missouri, and 130 miles west of St. Louis, Missouri. See the captions **"GENERAL AND DEMOGRAPHIC INFORMATION CONCERNING THE CITY," "ECONOMIC INFORMATION CONCERNING THE CITY," "DEBT INFORMATION OF THE CITY"** and **"FINANCIAL INFORMATION CONCERNING THE CITY"** herein.

Purpose of the Bonds

The Bonds are being issued pursuant to an ordinance adopted by the City Council on October 19, 2026 (the **"Bond Ordinance"**) for the purpose of providing funds to (1) acquire, construct, reconstruct, improve, furnish and equip a parking garage facility and related site improvements (the **"Project"**), (2) fund capitalized interest during construction of the Project, and (3) pay the costs of issuing the Bonds. See the caption **"PLAN OF FINANCING"** herein.

Security and Source of Payment

The payment of the principal or redemption price of and interest on the Bonds is subject to annual appropriation by the City Council of the City from legally available funds including, without limitation, Net Parking Revenues. "**Net Parking Revenues**" means the total gross income generated from parking facilities owned or operated by the City, inclusive of garages, surface lots and meters, minus all associated operating expenses, maintenance, reserve and replacement funds, management fees, and applicable taxes. The City is not required or obligated to make any such appropriation. No property of the City is pledged or encumbered to secure payment of the Bonds.

The Bonds and the interest thereon will constitute special obligations of the City payable solely from amounts appropriated in each Fiscal Year (herein defined) (1) out of the income and revenues of the City provided for such Fiscal Year plus (2) any unencumbered balances from previous years. The City is not obligated

* Preliminary, subject to change.

to make any such annual appropriation. The fiscal year of the City begins on each November 1 and ends on October 31 (the **"Fiscal Year"**).

The Bonds do not constitute general obligations or indebtedness of the City within the meaning of any constitutional, statutory or charter limitation or requirement, and the City does not pledge its full faith and credit and is not obligated to levy taxes or resort to any other moneys or property of the City to pay the principal of and interest on the Bonds. See the caption **"SECURITY AND SOURCES OF PAYMENT FOR THE BONDS"** herein.

Financial Statements

The Annual Financial Report of the City for the Fiscal Year ended October 31, 2025, is included in ***Appendix A*** to this Official Statement. These financial statements have been audited by Williams Keepers, LLC, Jefferson City, Missouri, independent certified public accountants, to the extent and for the periods indicated in their report.

Continuing Disclosure

The City will, pursuant to a Continuing Disclosure Agreement between the City and UMB Bank, N.A., as dissemination agent (the **"Continuing Disclosure Agreement"**), provide certain financial information and operating data relating to the City and provide notices of the occurrence of certain enumerated events relating to the Bonds. The financial information, operating data and event notices will be filed by or on behalf of the City in compliance with Rule 15c2-12 promulgated by the Securities and Exchange Commission. See the caption **"CONTINUING DISCLOSURE"** herein and the form of the Continuing Disclosure Agreement attached as ***Appendix B*** hereto.

PLAN OF FINANCING

The Project is being financed with the proceeds of the Bonds and certain other contributions described below. The following table summarizes the estimated sources and uses of funds in connection with the issuance of the Bonds.

Application of Bond Proceeds

Pursuant to the Bond Ordinance, the net proceeds received from the sale of the Bonds (less an amount to be withheld by the Underwriter for the reimbursement of certain costs of issuance of the Bonds) will be deposited or disbursed simultaneously with the delivery of the Bonds in the Series 2026 Project Fund and the Series 2026 Debt Service Fund. A portion of the proceeds of the Bonds will be deposited in the Series 2026 Debt Service Fund and used to pay interest on the Bonds through October 1, 2027. Moneys in the Series 2026 Project Fund will be used solely to pay costs of the Project and costs and expenses of issuing the Bonds. Upon completion of the Project, any surplus remaining in the Series 2026 Project Fund will be transferred to and deposited in the Series 2026 Debt Service Fund.

Sources and Uses of Funds- The Bonds

The following table summarizes the estimated sources of funds, including the proceeds from the sale of the Bonds, 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 Discount	_____
Total	$_____

Uses of Funds:

Costs of the Project	$_____
Capitalized Interest	_____
Costs of Issuance (including Underwriter's Discount)	_____
Total	$_____

The Project

The Project consists of the construction of an approximately 564-space parking garage on a portion of an approximate two-acre site in the City's downtown central business district, generally bounded by Madison Street, East Capitol Avenue, Monroe Street and East Commercial Way (the "**Project Site**"). The Project includes the acquisition, construction and reconstruction of improvements on the Project Site, together with related public infrastructure improvements, including sidewalks, streets, alleys, utilities, drainage, water and sanitary sewer improvements.

The City is undertaking the Project with Garfield Public/Private LLC ("**Garfield**"), as the development manager. McCownGordon Construction, LLC is responsible for the design and construction of the Project pursuant to a design-build agreement providing for a guaranteed maximum price. Upon completion, the City is expected to own the parking garage and contract with a third-party for the operation of the parking garage.

The City, with the assistance of Garfield, is also currently pursuing the development of a hotel and conference center on a portion of the Project Site (the **"Hotel/Conference Center Project"**). The completion of the Project, including the parking garage, is not contingent on the completion of the Hotel/Conference Center Project. However, if the Hotel/Conference Center Project is completed, the parking garage portion of the Project is expected to provide parking for hotel and conference center visitors.

With or without the Hotel/Conference Center Project, the City expects the Project to support continued revitalization of the downtown central business district by expanding public parking serving the downtown area. Upon completion, the Project is also expected to contribute additional Net Parking Revenues. No assurance can be given, however, that the Project will be completed on schedule or within budget, or that the anticipated public benefits will be realized. See the captions **"PLAN OF FINANCING"** and **"RISK FACTORS"** herein.

THE BONDS

The following is a summary of certain terms and provisions of the Bonds. Reference is hereby made to the Bonds and the provisions with respect thereto in the Bond Ordinance for the detailed terms and provisions thereof.

General Description

The Bonds are being issued in the principal amount stated on the cover page hereof. The Bonds are issuable as fully-registered bonds in denominations of $5,000 or any integral multiple thereof.

The Bonds will be dated as of the date of original delivery and will mature, subject to redemption as described below, on April 1 in the years and in the principal amounts set forth on the inside cover page hereof. The Bonds will bear interest from the date thereof or from the most recent date to which interest has been paid at the rates per annum set forth on the inside cover page hereof, payable semiannually on each April 1 and October 1, beginning on April 1, 2027. Interest will be computed on the basis of a 360-day year of twelve 30-day months.

The principal of the Bonds will be payable at the principal payment office of UMB Bank, N.A., St. Louis, Missouri (the **"Paying Agent"**), at the maturity date or upon earlier redemption thereof. The interest on each Bond will be payable to the person in whose name such Bond is registered (the **"Registered Owner"**) as of the close of business on the 15th day (whether or not a Business Day, as defined herein) of the month preceding the applicable interest payment date (the **"Record Date"**), as shown on the books for the registration, transfer and exchange of Bonds kept at the principal payment office of the Paying Agent (the **"Bond Register"**). Each payment will be made (1) by check or draft mailed by the Paying Agent to the address of the 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 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. If the specified date for any payment on the Bonds is a date other than a Business Day, such payment may be made on the next Business Day without additional interest and with the same force and effect as if made on the specified payment date. **"Business Day"** means a day, other than a Saturday, Sunday or holiday, on which the Paying Agent is scheduled in the normal course of its operations to be open to the public for conduct of its banking operations.

Redemption Provisions

Optional Redemption. At the option of the City, the Bonds or portions thereof maturing on April 1, 20__ and thereafter may be called for redemption and payment prior to maturity on April 1, 20__ and thereafter as a whole or in part at any time at the redemption price (the **"Redemption Price"**) of 100% of the principal amount thereof, plus accrued interest thereon to the date fixed for such redemption pursuant to the terms of the Bond Ordinance (the **"Redemption Date"**).

Selection of Bonds for Redemption. 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 shall be determined by the City, and Bonds of less than a full stated maturity shall be selected by the Paying Agent in $5,000 units of principal amount in such equitable manner as the Paying Agent may determine in its discretion.

Notice and Effect of Call for Redemption. Notice of the redemption of Bonds will be mailed by the Paying Agent by first-class mail at least 30 days but not more than 60 days prior to the Redemption Date to the Underwriter (herein defined) and the Registered Owners of the Bonds to be redeemed at their addresses appearing on the Bond Register. 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 City defaults in the payment of the Redemption Price) such Bonds or portions of Bonds shall cease to bear interest.

Any notice of optional redemption 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 either the Paying Agent receives written notice from the City that moneys sufficient to pay the Redemption Price will not be on deposit on the Redemption Date, or such moneys are not received on the Redemption Date, then 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 or will not be so received and that such Bonds will not be redeemed.

So long as a securities depository (as described below) is effecting book-entry transfers of Bonds, the notices specified to be provided by the Paying Agent to the Registered Owners of the Bonds will be provided only to the securities depository. It is expected that the securities depository will, in turn, notify its Participants (herein defined) and that the Participants, in turn, will notify the Beneficial Owners (herein defined). Any failure

on the part of the securities depository or a Participant, or failure on the part of a nominee of a Beneficial Owner of a Bond, to notify the Beneficial Owner of the Bond so affected will not affect the validity of the redemption of such Bond.

CUSIP Numbers

It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bonds nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Bonds.

Defeasance

When any or all of the Bonds or scheduled interest payments thereon have been paid and discharged, then the requirements contained in the Bond Ordinance and all other rights granted by the Bond Ordinance shall 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 Bond Ordinance if there has been deposited with the Paying Agent, or other commercial bank or trust company located in the State of Missouri and having full trust powers, at or prior to the stated maturity or Redemption Date of said Bonds or the interest payments thereon, in trust for and irrevocably appropriated thereto, moneys and/or Defeasance Obligations (herein defined) which, 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, or if default in such payment has occurred on such date, then to the date of the tender of such payments. Any money and/or Defeasance Obligations that at any time shall be deposited with the Paying Agent or other commercial bank or trust company by or on behalf of the City, for the purpose of paying and discharging any of the Bonds or the scheduled interest payments thereon, shall be and are assigned, transferred and set over to the Paying Agent or other commercial bank or trust company in trust for the respective Registered Owners of the Bonds, and such moneys shall be and are irrevocably appropriated to the payment and discharge thereof. All money and/or Defeasance Obligations deposited with the Paying Agent or other commercial bank or trust company shall be deemed to be deposited in accordance with and subject to all of the provisions of the Bond Ordinance.

"Defeasance Obligations" means any of the following obligations: (a) cash insured at all times by the Federal Deposit Insurance Corporation (or otherwise collateralized with obligations described in paragraph (b) or (c) below); or (b) bonds, notes, certificates of indebtedness, treasury bills or other securities constituting direct obligations of, or obligations the principal of and interest on which are fully and unconditionally guaranteed as to full and timely payment by, the United States of America that are not subject to redemption in advance of their maturity dates; or (c) obligations of any state or political subdivision of any state, the interest on which is excluded from gross income for federal income tax purposes and which meet the following conditions: (i) the obligations are not subject to redemption prior to maturity or the trustee for such obligations has been given irrevocable instructions concerning their calling and redemption and the issuer of such obligations has covenanted not to redeem such obligations other than as set forth in such instructions; (ii) the obligations are secured by cash or United States Government Obligations that may be applied only to principal, premium, if any, and interest payments on such obligations; (iii) such cash and the principal of and interest on such United States Government Obligations serving as security for the obligations (plus any cash in an escrow fund) are sufficient to meet the liabilities of the obligations; (iv) such cash and United States Government Obligations serving as security for the obligations are held in an escrow fund by an escrow agent or a trustee irrevocably in trust; (v) such cash and United States Government Obligations serving as security for the obligations are not available to satisfy any other claims, including those against the trustee or escrow agent; and (vi) the obligations are rated in the same rating category as United States Government Obligations or higher by a nationally recognized rating service.

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 City takes no responsibility for the accuracy or completeness thereof, and neither the Indirect Participants (herein defined) nor the Beneficial Owners should rely on the following information with respect to such matters but should instead confirm the same with DTC or the Direct Participants (herein defined), 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"** and, together with Direct Participants, **"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 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.

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 City 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 and Interest. Payment of principal 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 City 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 Participants and not of DTC, the Paying Agent or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal 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 City 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 City or the Paying Agent. Under such circumstances, if a successor depository is not obtained, Bond certificates are required to be printed and delivered.

Participants holding a majority position in the Bonds 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 City will cause the Bond Register to be kept at the office of the Paying Agent or such other office designated by the Paying Agent for the registration, transfer and exchange of Bonds as provided in the Bond Ordinance. 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 Bond Ordinance.

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 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 City and the Paying Agent shall not be required to register the transfer or exchange of any Bond (1) that has been called for redemption after notice of such redemption has been mailed by the Paying Agent pursuant to the Bond Ordinance and during the period of 15 days next preceding the date of mailing of such notice of redemption, or (2) during a period beginning at the opening of business on the day after receiving written notice from the City 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 Bond Ordinance.

SECURITY AND SOURCES OF PAYMENT FOR THE BONDS

The Bonds are special obligations of the City payable solely from amounts pledged or appropriated therefor in each Fiscal Year (1) out of the income and revenues provided for such Fiscal Year plus (2) any unencumbered balances for previous years. The Bonds do not constitute general obligations or indebtedness of the City within the meaning of any constitutional, statutory or charter limitation or requirement, and the City does not pledge its full faith and credit and is not obligated to levy taxes or resort to any other moneys or property of the City to pay the principal of and interest on the Bonds.

In the Bond Ordinance, the City Council has directed the Director of Finance or any other officer of the City at any time charged with the responsibility of formulating budget proposals to (1) include in each annual budget an appropriation of the amount necessary (after taking into account any moneys legally available for such purpose, including, without limitation, Net Parking Revenues) to pay debt service on the Bonds in the next succeeding Fiscal Year, and (2) take such further action (or cause the same to be taken) as may be necessary or desirable to assure the availability of moneys appropriated to pay such debt service on the Bonds in the next succeeding Fiscal Year. This does not obligate the City Council to appropriate such funds.

The Bond Ordinance creates a Series 2026 Debt Service Fund, into which a portion of the proceeds of the Bonds will be deposited upon delivery of the Bonds. Moneys in the Series 2026 Debt Service Fund will be applied to pay interest on the Bonds coming due on each interest payment date through and including October 1, 2027.

The payment of the principal of and interest on the Bonds is subject to annual appropriation by the City from legally available funds including, without limitation, Net Parking Revenues. The City is not required or obligated to make any such annual appropriation, and the decision of whether or not to appropriate such funds will be solely within the discretion of the then-current City Council. No property of the City is pledged or encumbered as security for payment of the Bonds.

PARKING REVENUES

General

The following information regarding the City's parking revenues is provided for informational purposes to assist investors in evaluating the City's intended source of annual appropriations for the Bonds. See "**SECURITY AND SOURCES OF PAYMENT FOR THE BONDS**" and "**RISK FACTORS**" herein.

The City owns and operates various parking facilities throughout the City, including parking garages, surface parking lots and on-street metered parking spaces. As of the date of this Official Statement, the City operates approximately 970 on-street metered parking spaces and 1,100 off-street parking spaces across 16 surface parking lots citywide. The City charges fees for the use of such parking facilities, which fees are established and may be adjusted from time to time by the City Council.

The Net Parking Revenues available to pay debt service on the Bonds are derived from all parking facilities owned or operated by the City and are not limited to or dependent upon the completion or operation of the Project's parking garage. The Project, upon completion, is expected to include an approximately 564-space parking garage, which will add to the City's existing parking inventory and may increase Gross Parking Revenues. However, no assurance can be given that the Project will be completed on schedule or that the parking garage will generate the utilization levels projected. See "**RISK FACTORS — Risks Related to Parking Revenues**" herein.

"**Gross Parking Revenues**" means the total gross income generated from all parking facilities owned or operated by the City, inclusive of garages, surface lots and meters.

"**Net Parking Revenues**" means the total gross income generated from parking facilities owned or operated by the City, inclusive of garages, surface lots and meters, minus all associated operating expenses, maintenance, reserve and replacement funds, management fees, and applicable taxes.

The Bond Ordinance references Net Parking Revenues in connection with the City's direction to the Director of Finance to consider such revenues when formulating appropriation requests. Notwithstanding such reference, the payment of the principal of and interest on the Bonds remains subject to annual appropriation by the City Council from legally available funds including, without limitation, Net Parking Revenues. See "**SECURITY AND SOURCES OF PAYMENT FOR THE BONDS**" herein.

THERE CAN BE NO ASSURANCE THAT THE CITY WILL APPROPRIATE FUNDS FOR PAYMENT OF THE BONDS.

RISK FACTORS

This section describes certain risk factors affecting the payment of and security for the Bonds. The following discussion of risks is not meant to be an exhaustive list of the risks associated with the purchase of Bonds and does not necessarily reflect the relative importance of the various risks. Potential investors are advised to consider the following factors along with all other information in this Official Statement in evaluating the Bonds. There can be no assurance that other risk factors will not become material in the future.

Nature of Obligation

The Bonds do not give rise to a general obligation or other indebtedness of the City, the State of Missouri, or any other political subdivision thereof within the meaning of any constitutional, statutory or charter debt limitation or provision.

The Bonds are special obligations of the City payable solely from the annual appropriation of funds by the City for that purpose. In each Fiscal Year, payments of principal of and interest on the Bonds shall be made solely from the amounts appropriated therefor (1) out of the income and revenues of the City provided for such year plus (2) any unencumbered balances for previous years, and the decision of whether to make such appropriation each year shall be within the sole discretion of the then-current City Council. Subject to the preceding sentence, the obligations of the City to make payments under the Bond Ordinance and to perform and observe any other covenant and agreement contained in the Bond Ordinance shall be absolute and unconditional.

If the City fails to appropriate amounts sufficient to pay the principal of and interest on the Bonds in any Fiscal Year, no other funds or property will be available to pay such principal and interest. No property of the City is pledged or encumbered to secure payment of the Bonds.

The Bonds are not subject to acceleration upon the occurrence of a default under the Bond Ordinance.

The Bonds are not supported by a Debt Service Reserve Fund.

Risks Related to Parking Revenues

Net Parking Revenues are derived from all parking facilities owned or operated by the City, including garages, surface lots and meters. There can be no assurance that Net Parking Revenues will be sufficient to pay debt service on the Bonds in any Fiscal Year, and the City is not obligated to appropriate funds from other sources if Net Parking Revenues are insufficient. The following factors, among others, could adversely affect Net Parking Revenues:

Competition. The City's parking facilities compete with private parking lots and garages, on-street parking provided by other governmental entities, and alternative transportation options. The introduction of additional private parking capacity, ride-sharing services, or public transit improvements could reduce demand for the City's parking facilities and adversely impact Gross Parking Revenues.

Changes in Demand. Parking demand is influenced by general economic conditions, employment levels (particularly state government employment in the City), tourism and convention activity, remote work trends, urban development patterns, and other factors outside the City's control. A sustained decline in downtown activity or a shift in commuting patterns could reduce utilization of the City's parking facilities. See also "***Hotel/Conference Center Project"*** below.

Hotel/Conference Center Project. The parking garage portion of the Project has been sized, in part, to serve visitors to the proposed Hotel/Conference Center Project. The Hotel/Conference Center Project remains subject to, among other things, the completion of financing (including the issuance of bonds expected in 2027), final development agreements, design, construction and market conditions, and no assurance can be given that the Hotel/Conference Center Project will be completed on schedule, at the scale currently contemplated, or at all. See the captions "**PLAN OF FINANCING – The Project"** and "**DEBT INFORMATION OF THE CITY – Future Debt Plans"** herein.

Rate Sensitivity. The City Council has the authority to establish and adjust parking rates. While rate increases may generate additional Gross Parking Revenues, they may also reduce utilization if rates exceed market levels. Conversely, political or policy considerations may limit the City's ability or willingness to increase parking rates at levels sufficient to keep pace with increasing operating costs.

Operating Costs. Net Parking Revenues are calculated after deduction of all associated operating expenses, maintenance, reserve and replacement funds, management fees, and applicable taxes. Increases in any of these costs — including labor, utilities, insurance, structural maintenance, or technology upgrades — would reduce Net Parking Revenues available for debt service on the Bonds, even if Gross Parking Revenues remain stable or increase.

Capital Requirements. The City's parking facilities require periodic capital investment for structural repairs, resurfacing, equipment replacement, technology systems, and compliance with applicable codes and regulations. Significant unplanned capital expenditures or the need to close facilities for extended periods for repairs could temporarily or permanently reduce Gross Parking Revenues and increase costs deducted in determining Net Parking Revenues.

Dependence on the Project. While Net Parking Revenues are derived from all parking facilities citywide owned or operated by the City, the Project's approximately 564-space parking garage is expected, upon completion, to represent a significant portion of the City's total parking inventory. Any delay in completion of the Project, failure to achieve projected utilization levels, or cessation of operations at the parking garage could materially reduce Gross Parking Revenues. Interest on the Bonds is capitalized only through October 1, 2027, which is before the Project is required to be substantially completed under the design-build agreement. Accordingly, debt service on the Bonds coming due after October 1, 2027 will be payable from amounts

appropriated by the City before the Project's parking garage is expected to generate Gross Parking Revenues. See "**PLAN OF FINANCING — The Project**" herein.

Risk of Audit

The Internal Revenue Service (the **"Service"**) 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. No assurance can be given that the Service will not commence an audit of the Bonds. Owners of the Bonds are advised that, if an audit of the Bonds was commenced, in accordance with its current published procedures, the Service is likely to treat the City 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.

Determination of Taxability

The Bonds are not subject to redemption, and the interest rates on the Bonds are not subject to adjustment, in the event of a determination by the Service or a court of competent jurisdiction that the interest paid or to be paid on any Bond is or was includible in the gross income of the Registered Owner of such Bond for federal income tax purposes. Such determination may, however, result in a breach of the City's tax covenants set forth in the Bond Ordinance, which may constitute a default under the Bond Ordinance. Likewise, the Bond Ordinance does not require the redemption of the Bonds or the adjustment of interest rates on the Bonds if the interest thereon loses its exemption from income taxes imposed by the State of Missouri. ***It may be that owners would continue to hold their Bonds, receiving principal and interest as and when due, but would be required to include such interest payments in gross income for federal income tax purposes.***

Loss of Premium from Redemption

Any person who purchases a Bond at a price in excess of its principal amount or who holds such Bond 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 caption **"THE BONDS – Redemption Provisions"** herein.

Investment Rating and Secondary Market

The lowering or withdrawal of the investment rating initially assigned to the Bonds could adversely affect the market price for and the marketability of the Bonds. There is no assurance that a secondary market will develop for the purchase and sale of the Bonds. 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 operating performance of the entities operating the facilities subject to the municipal securities. From time to time the secondary market trading in selected issues of municipal securities decreases as a result of the financial condition or market position of the underwriter, prevailing market conditions, a material adverse change in the operations of an entity, whether or not the subject securities are in default as to principal and interest payments, and other factors which may give rise to uncertainty concerning prudent secondary market practices. Municipal securities are generally viewed as long-term investments, subject to material unforeseen changes in the investor's circumstances, and may require commitment of the investor's funds for an indefinite period of time, perhaps until maturity.

No Credit Enhancement

No financial guaranty insurance policy, letter of credit or other credit enhancement will be issued to ensure payment of the Bonds. Accordingly, any potential purchaser of the Bonds should consider the financial

ability of the City to pay the Bonds. See the caption **"SECURITY AND SOURCES OF PAYMENT FOR THE BONDS"** herein.

Potential Impact of Public Health Emergencies

Regional, national or global public health emergencies, such as the outbreak of the novel coronavirus in December 2019, 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, and declines in business and consumer confidence that negatively impact economic conditions or cause an economic recession. The City 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 City associated with operating during any public health emergency including, but not limited to, the amount of (1) increases in required services of the City, (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 City. Accordingly, the City cannot predict the effect any public health emergency will have on the operations or finances of the City or whether any such effects will have a material adverse effect on the ability of the City to pay debt service on the Bonds. Historical revenues and expenditures for the City's General Fund for the fiscal years ended October 31, 2023 through 2025 are set forth under the caption **"FINANCIAL INFORMATION CONCERNING THE CITY – The General Fund"** herein.

Cybersecurity Risks

The City 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 City'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 City 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 City may incur significant costs to remediate possible injury to the affected persons, and the City 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 City'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.

Pensions and Other Postemployment Benefits

The City participates in the Missouri Local Government Employees Retirement System (**"LAGERS"**), a statewide defined benefit pension plan that covers eligible full-time City employees, including police officers, firefighters, and other personnel. The City also provides other postemployment benefits as part of the total compensation offered to attract and retain the services of qualified employees. Future required contribution increases beyond the current Fiscal Year may require the City to increase its revenues, reduce its expenditures, or some combination thereof, which may impact the City's operations or limit the City's ability to generate additional revenues in the future.

Future Economic, Demographic and Market Conditions

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

GENERAL AND DEMOGRAPHIC INFORMATION CONCERNING THE CITY

General Information

The City is the capital of the State of Missouri and the county seat of the County. The majority of the City is located in the County, in the central portion of the State, approximately 150 miles east of Kansas City, Missouri, and 130 miles west of St. Louis, Missouri.

Government and Organization of the City

The City of Jefferson, Missouri, was created in 1821 to serve as the state capital and was named for President Thomas Jefferson. The town was incorporated in 1825, and the Missouri General Assembly first convened there in 1826. Jefferson City was incorporated as a city in 1839. The majority of the City is located in the County and a portion of the City is located in Callaway County, Missouri (collectively, the **"Counties"**), in the central portion of the State of Missouri approximately 150 miles from both Kansas City and St. Louis, Missouri.

The City is the capital of Missouri and county seat of the County. It is a home rule charter city and political subdivision of the State of Missouri, organized, existing and operating under the constitution and laws of the State of Missouri and the City Charter, adopted in 1986, and exercises powers of municipal government specifically granted by the State of Missouri. The City is governed by the Mayor, elected for a four-year term, and ten Council members elected for overlapping two-year terms from five wards. The Mayor presides over Council meetings and has veto power over Council enactments. The City Administrator is nominated and appointed by the Mayor and is responsible for coordination and general supervision of all departmental operations. The City Administrator recommends the appointment and removal of department and division heads to the Mayor and the Council, with the exception of those divisions governed under the Parks and Recreation Commission and the Police Personnel Board. The City budget is prepared by the City Administrator after consultation with each department and is reviewed and adopted by the City Council. As required by Missouri law, the aggregate City budget may not include any expenditures in excess of anticipated revenues. The City's Fiscal Year ends on October 31 and begins on November 1. The current Mayor and elected City Council members are as follows:

Name	Title	First Elected	Term Expires
Ron Fitzwater	Mayor	2023	2027
Randy Hoselton	Council Member – Ward 1	2026	2028
Jeff Ahlers	Council Member – Ward 1	2025	2027
Mike Lester	Council Member – Ward 2	2026	2028
Cody Holt	Council Member – Ward 2	2025	2027
Treaka Young	Council Member – Ward 3	2026	2028
Hal Dulle	Council Member – Ward 3	2026	2027
Chris Leuckel	Council Member – Ward 4	2026	2028
Julie Allen	Council Member – Ward 4	2025	2027
Mackenzie Job	Council Member – Ward 5	2026	2028
Shane Kampeter	Council Member – Ward 5	2025	2027

Note: Other key members of the City management include Emily Donaldson, City Clerk; and Shelby Convery, Director of Finance.

Brian Crane, City Administrator. Mr. Crane is a Jefferson City native and former City Council member with over 19 years of leadership in municipal management. Mr. Crane has previously served as the City

Administrator for the City of Moberly and the City of Holts Summit. Serving as the City Administrator, Mr. Crane has put an emphasis on economic and workforce development in Jefferson City.

The City currently has approximately 437 full-time equivalent employees.

Municipal Services

The City provides a full range of governmental services, including public works, parks and recreation, police, fire and emergency medical services, economic development, finance, information technology and general administration.

Educational Institutions and Facilities

The Jefferson City School District (the "**District**") serves approximately 8,500 students in grades PK-12 across 18 schools, including an early childhood center, 11 elementary schools, two middle schools, two high schools, an alternative school, and a career center. The District serves an area of 223 square miles in parts of Cole and Callaway Counties in central Missouri. The student-teacher ratio is approximately 12:1, and the District employs approximately 736 full-time classroom teachers.

Jefferson City High School has an average graduation rate of approximately 90%. The District offers Advanced Placement courses and gifted programs for eligible students.

The District works in partnership with the Special School District of Cole County, Missouri, a separate political subdivision, to provide special education services to students of the District.

Lincoln University, a historically black university founded in 1866 by soldiers and officers of the 62nd and 65th regiments of the United States Colored Infantry, is located in Jefferson City. The University offers more than 75 undergraduate and graduate degree programs. State Technical College of Missouri, also located in Jefferson City, provides technical education and workforce training programs.

Housing

According to the U.S. Census Bureau, the homeownership rate in the City is approximately 59.2%. The median value of owner-occupied housing units in the City is approximately $218,700. The median gross rent is approximately $802 per month. The City has approximately 17,500 households with an average of 2.2 persons per household.

	Median House Value
City	$218,700
County	$229,600
Callaway County	$201,600
State	$230,300

Source: U.S. Census Bureau, 2020-2025 American Community Survey 5-Year Estimates.

Cultural Attractions

Jefferson City offers numerous cultural and historical attractions. The Missouri State Capitol, completed in 1917, dominates the skyline and features the Social History of the State of Missouri murals by Missouri-born painter Thomas Hart Benton. The Missouri Governor's Mansion, completed in 1871, is adjacent to the Capitol and offers public tours. The Missouri State Penitentiary, which operated from 1836 to 2004, is one of the oldest prisons west of the Mississippi River and offers history and ghost tours. Jefferson Landing State Historic Site

preserves historic buildings from the 1800s along the Missouri River. The City is also home to the Missouri State Museum, the Museum of Missouri Military History, the Cole County Historical Museum, and the Jefferson City Museum of Modern Art.

Population

According to the U.S. Bureau of the Census, the population patterns for the City, the County, Callaway County and the State have been as follows:

Year	City	County	Callaway County	State
1990	35,481	63,579	32,809	5,117,073
2000	39,636	71,397	40,766	5,595,211
2010	43,079	75,990	44,332	5,988,927
2020	43,228	77,279	44,283	6,154,913

Source: U.S. Census Bureau.

The following table shows the estimated population by age categories for the City, the County, Callaway County and the State:

Age	City	County	Callaway County	State
Under 5	2,527	4,346	2,443	356,811
5-19 years	7,045	14,634	8,203	1,186,390
20-24 years	3,362	4,849	2,922	405,498
25-44 years	12,356	20,311	11,673	1,609,113
45-64 years	9,772	19,002	11,482	1,526,259
65 and over	7,426	13,890	8,018	1,107,743
Total	42,488	77,032	44,741	6,191,814

Source: U.S. Census Bureau, 2020-2025 American Community Survey 5-Year Estimates.

Economic Development

The City, in cooperation with the Jefferson City Regional Economic Partnership (**"JCREP"**), the Jefferson City Convention and Visitors Bureau and other local and State partners, continues to pursue economic development initiatives intended to support business investment, job creation and downtown revitalization. Unilever, which has operated a manufacturing facility in the City since 1966 and employs more than 450 workers there, announced a $25 million automated warehouse expansion in January 2024 and an investment of more than $80 million to produce its Liquid I.V. product line, which began production in July 2025. The Hotel/Conference Center Project described under the caption **"PLAN OF FINANCING – The Project"** herein is expected to continue to advance. In September 2026, the City Council accepted a $15 million State appropriation for the planning, design and construction of the conference center and parking garage, which must be spent by June 10, 2027 and is conditioned on the provision of parking spaces to the State in the new garage.

On the City's riverfront, the City opened the approximately $8.3 million River Market on September 3, 2026 at the former Missouri State Penitentiary site. The City Council approved the River Market on May 20, 2024 as part of ongoing efforts to revitalize the historic Missouri State Penitentiary district, and the project was funded through a partnership among the City, the County and the State. The River Market includes an open-air pavilion with overhead doors for year-round use that can accommodate up to 16 vendors, food truck hookups, restrooms and parking, and is intended to host weekly farmers markets, craft fairs, concerts, festivals and private events. The River Market is adjacent to an approximately 208,000-square-foot multi-agency State laboratory campus under construction, which the City expects to make the area a major employment hub, and was

completed together with the related Chestnut Street extension and greenway trail improvements. Development activity has also extended to housing. The City has reported that between 500 and 600 residential units are under construction within the City. In addition, the joint City and County extension of Wildwood Drive is expected to open the corridor to additional development, including the planned 140-unit Wildwood Estates development. No assurance can be given that any of the projects described above will be completed as planned or that the anticipated economic benefits will be realized. See the captions **"PLAN OF FINANCING – The Project," "ECONOMIC INFORMATION CONCERNING THE CITY – Building Construction"** and **"DEBT INFORMATION OF THE CITY – Future Debt Plans"** herein.

ECONOMIC INFORMATION CONCERNING THE CITY

Employment Information

Major Employers. Listed below are major employers located within the region and the approximate number of employees employed by each:

Major Employers	Product/Service	Number of Full- and Part-Time Employees
State of Missouri	Government	15,356
Quaker Windows & Doors	Manufacturing	1,669
Jefferson City School District	Education	1,557
MU Health Care	Healthcare	1,495
Scholastic Inc.	Book Distribution	1,366
Central Bancompany	Financial	1,286
Hitachi Energy	Manufacturing	1,060
SSM Health – St. Mary's Hospital	Healthcare	982
The City	City Government	708
Walmart Supercenter (2)	Retail	695

Source: Jefferson City Chamber of Commerce – Regional Economic Partnership.

Unemployment. The following table sets forth estimates of the total labor force, number of employed and unemployed workers in the City and, for comparative purposes, the unemployment rates for the City, the County, Callaway County, the State and the United States for 2021 through June, 2026:

	City Labor Force			Unemployment Rates				
Year	Employed	Unemployed	Total	City	County	Callaway County	State	United States
2021	20,225	651	20,876	3.1%	3.0%	3.3%	4.1%	5.3%
2022	20,604	461	21,065	2.2%	2.1%	2.5%	2.6%	3.6%
2023	20,949	599	21,548	2.8%	2.6%	2.9%	3.1%	3.6%
2024	21,165	728	21,893	3.3%	3.1%	3.3%	3.7%	4.0%
2025	21,342	743	22,085	3.4%	3.2%	3.4%	4.0%	4.3%
2026, June	21,482	746	22,228	3.4%	3.2%	3.3%	3.7%	4.4%

Source: MERIC.

Income

The following table presents median family income for the City, the County, Callaway County, the State and the United States of America:

	Median Family Income
City	$100,316
County	101,761
Callaway County	89,499
State	91,360
United States	99,999

Source: U.S. Census Bureau, 2020-2025 American Community Survey 5-Year Estimates.

The following table presents per capita personal income for the County, Callaway County and the State for the years 2020 through 2024, the latest date for which such information is available:

	Per Capita Personal Income[(1)]		
Year	County	Callaway County	State
2020	$52,279	$43,451	$52,206
2021	55,221	45,573	56,907
2022	57,022	46,934	58,525
2023	61,041	50,433	62,435
2024	64,594	52,873	64,920

(1) Per Capita Personal Income is the annual total personal income of residents divided by resident population as of July 1. **"Personal Income"** is the sum of net earnings by place of residence, rental income of persons, personal dividend income, personal interest income, and transfer payments. **"Net Earnings"** is earnings by place of work — the sum of wage and salary disbursements (payrolls), other labor income, and proprietors' income — less personal contributions for social insurance, plus an adjustment to convert earnings by place of work to a place-of-residence basis. Personal Income is measured before the deduction of personal income taxes and other personal taxes and is reported in current dollars (no adjustment is made for price changes).

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

Building Construction

The following table indicates the number of residential building permits issued within the City in the calendar year indicated and the total estimated valuation of these permits:

	2021	2022	2023	2024	2025*
Number of Permits	59	22	17	23	60
Estimated Cost	$16,272,853	$7,325,000	$5,494,500	$4,544,004	$25,217,100

*Estimates, with Imputation.

Source: Jefferson City Chamber of Commerce – Regional Economic Partnership.

DEBT INFORMATION OF THE CITY

Financial Overview

The following table summarizes certain financial information concerning the City. This information should be reviewed in conjunction with the information contained in this Official Statement and the financial statements of the City in ***Appendix A*** hereto.

2026 Assessed Valuation[(1)]	$1,077,926,352
2026 Estimated Actual Valuation[(2)]	$4,278,772,984
Population (2026 Estimate)[(3)]	42,529
Outstanding General Obligation Bonds (**"Direct Debt"**)[(4)]	$0
Special Obligation Bonds (**"Other Obligations"**)[(5)]	$8,760,702
Total Direct Debt and Other Obligations[(4)]	$8,760,702
Per Capita Direct Debt and Other Obligations	$206
Ratio of Direct Debt and Other Obligations to Assessed Valuation	0.81%
Ratio of Direct Debt and Other Obligations to Estimated Actual Valuation	0.20%
Overlapping General Obligation Debt (**"Indirect Debt"**)[(6)]	$128,231,069
Total Direct Debt, Other Obligations and Indirect Debt	$136,991,771
Per Capita Direct Debt, Other Obligations and Indirect Debt	$3,221.33
Ratio of Direct Debt, Other Obligations and Indirect Debt to Assessed Valuation	12.71%
Ratio of Direct Debt, Other Obligations and Indirect Debt to Estimated Valuation	3.20%

(1) Includes 2026 real and personal property assessment, prior to the Board of Equalization adjustments, as certified by the Cole County Clerk and the Callaway County Clerk, but excludes assessed valuation in the amount of $9,104,820 attributable to the incremental increase in assessed valuation over the established assessed valuation base within the City. For further details see the section captioned **"FINANCIAL INFORMATION CONCERNING THE CITY – Property Valuations"** herein.

(2) Estimated actual valuation is calculated by dividing different classes of property by the corresponding assessment ratio. For a detail of these different classes and ratios, see the section captioned **"FINANCIAL INFORMATION CONCERNING THE CITY – Property Valuations"** herein.

(3) Source: World Population Review.

(4) The City does not currently have any outstanding general obligation indebtedness. See the section captioned **"Long Term General Obligation Indebtedness"** below.

(5) Includes $5,470,000 outstanding principal amount of the City's Special Obligation Improvement Bonds (Parks System Project), Series 2019, and approximately $3,290,702 outstanding principal amount of governmental activities notes payable (equipment and vehicles), each as of October 31, 2025, per the City's Annual Financial Report for the Fiscal Year ended October 31, 2025.

(6) For further details see **"Overlapping Indebtedness"** below.

Long Term General Obligation Indebtedness

The City does not have any outstanding general obligation indebtedness as of the date of issuance of the Bonds.

Legal Debt Capacity

Article VI, Sections 26(b) and (c) of the Missouri Constitution limit the net outstanding amount of authorized general obligation indebtedness for a city to 10% of the assessed valuation of the city by a two-thirds (four-sevenths at certain elections) vote of the qualified voters. Article VI, Section 26(d) provides that a city may, by a two-thirds (four-sevenths at certain elections) vote of the qualified voters, incur indebtedness in an amount not to exceed an additional 10% for the purpose of acquiring rights-of-way and constructing, extending and improving streets and avenues and sanitary or storm sewerage systems, provided the total general obligation indebtedness of the city does not exceed 20% of the assessed valuation. Article VI, Section 26(e) provides that

a city may, by a two-thirds (four-sevenths at certain elections) vote of the qualified voters, incur indebtedness in an amount not to exceed an additional 10% for the purpose of purchasing or constructing waterworks, electric or other light plants to be owned exclusively by the city, provided the total general obligation indebtedness of the city does not exceed 20% of the assessed valuation.

Based on the City's assessed valuation for 2026, in the amount of $1,077,926,352, the current legal debt limit of the City is $215,585,270.40 (equal to 20% of the assessed valuation for 2026 of $1,077,926,352) and the current legal debt margin is $215,585,270.40 (the City's current legal debt margin is equal to the City's current legal debt limit because the City does not have any general obligation bonds outstanding).

Special Obligation Bonds

In November 2019, the City Council approved the issuance of Special Obligation Improvement Bonds (Parks System Project), Series 2019 for the purpose of financing various repairs, replacements, improvements, renovations, expansions and additions for the City's parks system. The bonds were issued at a premium, which will be amortized over the life of the bond. The following summarizes the special obligation bonds:

Series of Bonds	Original Amount	Final Maturity	Amount Outstanding[1]
2019	$7,305,000	9/1/2039	$5,470,000

[1] Outstanding as of October 31, 2025.

Revenue Bond Obligations

The table below sets forth the City's long term debt transactions as of October 31, 2025:

Name of Bonds	Original Principal Amount	Amount Outstanding[1]
Sewerage System Revenue Bonds (State Revolving Fund Program), Series 2008A	$ 3,900,000	$ 1,170,000
Sewerage System Revenue Bonds (State Revolving Fund Program), Series 2012	$15,000,000	$6,905,600
Sewerage System Revenue Bonds, Series 2014	$9,940,000	$5,860,000
Sewerage System Revenue Bonds, Series 2016	$9,380,000	$7,685,000
Sewerage System Revenue Bonds, Series 2020	$5,625,000	$4,085,000
Sewerage System Revenue Bonds, Series 2023	$4,000,000	$3,765,000
Sewerage System Revenue Bonds, Series 2024	$14,132,000	$12,433,660
Total	$61,977,000	$41,904,260

[1] Outstanding as of October 31, 2025.

Debt Service Requirements

The Bonds are special obligations of the City payable solely from amounts pledged or appropriated therefor in each Fiscal Year (1) out of the income and revenues provided for such Fiscal Year plus (2) any unencumbered balances for previous years. The Bonds do not constitute general obligations or indebtedness of the City within the meaning of any constitutional, statutory or charter limitation or requirement, and the City does not pledge its full faith and credit and is not obligated to levy taxes or resort to any other moneys or property of the City to pay the principal of and interest on the Bonds.

The following table sets forth the annual debt service requirements for the City's outstanding special obligation bonds, including the Bonds:

Fiscal	Outstanding Special Obligation Bonds		The Bonds		
Year	Principal	Interest	Principal	Interest	Total
2027					
2028					
2029					
2030					
2031					
2032					
2033					
2034					
2035					
2036					
2037					
2038					
2039					
2040					
2041					
2042					
2043					
2044					
Total					

History of Indebtedness

The City has never defaulted on any indebtedness of the City and has never failed to appropriate funds for the payment of annual appropriation obligations of the City.

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Overlapping Indebtedness

The following table sets forth the approximate overlapping indebtedness of political subdivisions with boundaries overlapping the City as of the date of issuance of the Bonds and the percentage attributable (on the basis of assessed valuation) to the City. The table was compiled from information furnished by the jurisdictions responsible for the debt, and the City 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.

Taxing Jurisdiction	Outstanding General Obligation Indebtedness[(1)]	Approximate Percent Applicable to City	Amount Applicable to City
Cole County, Missouri	$ 0	60.27%	$ 0
Jefferson City School District	193,090,000	66.41%	128,231,069
Special School District of Cole County, Missouri	0	60.27%	0
Callaway County, Missouri	0	_____%	0
Total	$193,090,000		$128,231,069

(1) Excludes neighborhood improvement district bonds, which are general obligations of the taxing district but are expected to be paid from special assessments and for which the taxing district cannot levy a general property tax.

Source: Taxing jurisdictions' records, including the Jefferson City School District's Official Statement dated April 2025 and the Cole County 2025 Approved Budget; Cole County and Callaway County Clerks' Offices.

Future Debt Plans

The City continuously evaluates the needs of its community, infrastructure and facilities. This includes the possible expansion, improvement or maintenance of the City's existing systems, facilities and services. The City expects to issue bonds and/or have bonds issued on its behalf in connection with the Hotel/Conference Center Project within the next six months. Other than the Bonds and bonds for the Hotel/Conference Center Project, the City has not identified any specific projects to be undertaken for which debt would be incurred.

FINANCIAL INFORMATION CONCERNING THE CITY

Accounting, Budgeting and Auditing Procedures

The accounts of the City are organized on the basis of generic funds and account groups, each of which is considered a separate entity with self-balancing accounts that comprise its assets, liabilities, fund balance, revenues and expenditures or expenses. The various funds of the City and the basis of accounting are described in Note 1 to the audited financial statements attached as ***Appendix A*** to this Official Statement.

The financial records of the City are audited annually by a firm of independent certified public accountants in accordance with generally accepted governmental auditing standards. Copies of the audit reports for the past 10 years are on file in the Office of the Director of Finance and are available for review.

Sources of Revenue

The City finances its general operations through the sales tax, local property tax levy, various other taxes, a variety of license and permit fees and other miscellaneous sources as indicated below for the 2025 Fiscal Year:

General Fund Actual Revenues
(Fiscal Year Ending October 31, 2025)

	Amount	Percent of Total
Sales and Other Use Taxes	$18,186,885	43.14%
Property Taxes	$6,220,657	14.76%
Utility and Franchise Taxes	$6,691,031	15.87%
Licenses, Permits and Fees	$1,397,285	3.31%
Intergovernmental	$4,238,622	10.05%
Charges for Services	$3,424,324	8.12%
Fines and Forfeitures	$469,459	1.11%
Miscellaneous	$1,528,086	3.62%
Total	$42,156,349	100.00%

Source: City's Adopted Budget for the Fiscal Year ending October 31, 2025.

The General Fund

The General Fund is the general operating fund of the City. It is used to account for all financial resources, except those required to be accounted for in another fund. The following table sets forth the revenues, expenditures and fund balances for the City's General Fund for the Fiscal Years 2023, 2024 and 2025. The information set forth below should be read in conjunction with the Fiscal Year 2025 audited financial statements and the notes appertaining thereto set forth in ***Appendix A*** of this Official Statement and the financial statements on file at the City and on the City's website (www.jeffersoncitymo.gov).

GENERAL FUND
SUMMARY OF OPERATIONS

	10/31/23	10/31/24	10/31/25
REVENUES			
Sales and Other Taxes	$14,111,911	$17,927,132	$18,186,885
Property Taxes	$6,063,736	$6,433,298	$6,220,657
Utility/Franchise Taxes	$6,671,507	$6,342,053	$6,691,031
Licenses, Permits and Fees	$876,487	$1,515,657	$1,397,285
Intergovernmental	$11,777,142	$3,973,687	$4,238,622
Charges for Services	$3,060,101	$3,221,658	$3,424,324
Fines and Forfeitures	$430,857	$493,483	$469,459
Investment Earnings	$490,655	$545,211	$512,285
Contributions	$486,269	$420,478	$432,860
Miscellaneous	$305,907	$596,264	$582,941
Total Revenues	$44,274,572	$41,468,921	$42,156,349
EXPENDITURES			
Current:			
General Government	$7,551,934	$8,954,100	$11,789,643
Public Safety	$21,545,895	$24,471,064	$23,906,146
Community Development	$8,519,285	$9,560,069	$9,089,264
Capital Outlay	$2,572,392	$551,669	$2,507,253
Total Expenditures	$40,189,506	$43,536,902	$47,292,306
EXCESS (DEFICIENCY) REVENUES OVER EXPENSES	$4,085,066	$(2,067,981)	$(5,135,957)
OTHER FINANCING SOURCES (USES)			
Proceeds from Sale of Assets	$149,111	$115,903	$391,297
Transfers In	$2,677,858	$5,251,214	$4,102,988
Transfers (Out)	$(1,915,152)	$(1,795,795)	$(1,827,690)
Total Other Financing Sources (Uses)	$911,817	$3,571,322	$2,666,595
NET CHANGE IN FUND BALANCES	$4,996,883	$1,503,341	$(2,469,362)
FUND BALANCE – NOVEMBER 1	$10,250,453	$15,274,766	$16,400,747
RESTATEMENT FOR CORRECTION OF ERROR	-	$(377,360)	$488,240
FUND BALANCE – OCTOBER 31	$15,247,336	$16,400,747	$14,419,625

Source: City's Annual Financial Reports for the Fiscal Year ended October 31, 2025.

2025 Results and 2026 Budget

The results of operations for 2025 show a year-end General Fund balance of $14,419,625. The City budgeted 2026 with the expectation of increased revenues while maintaining high service levels. Inflation was factored into both revenue and expenditure projections. Based on unaudited results, the City expects a year-end General Fund balance of $9,674,779, which is approximately 23% higher than the original budgeted ending fund balance of $7,280,817. For fiscal year 2027, the City has budgeted General Fund revenues and expenses of $45,542,623.

The City voters will consider a public safety sales tax increase from 0.25% to 0.50% on November 3, 2026.

The Capital Improvement Fund

The Capital Improvement Fund is used to monitor the funding of special infrastructure improvements throughout the City. Proceeds of a half-cent capital improvement sales tax, a half-cent parks and storm water sales tax, a road and bridge tax, a use tax, certain special assessment taxes, and the sale of excess City-owned property are deposited into this fund.

The following table shows collections of the capital improvement sales tax, the parks and storm water sales tax, and the use tax for the last five Fiscal Years:

Fiscal Year	General Fund	Capital Improvement	Parks	Public Safety	Total[(1)]
2021	$12,873,237	$6,231,172	$6,231,173	$ 0	$25,335,582
2022	13,775,230	$6,664,966	$6,664,945	$1,900,790	$29,005,931
2023	14,111,911	$6,818,439	$6,818,439	$3,391,037	$31,139,823
2024	17,927,132	$7,060,060	$7,060,053	$3,520,963	$35,568,208
2025	18,186,885	$7,059,985	$7,059,982	$3,532,501	$35,839,353

Source: City's Adopted Budgets for the Fiscal Year ending October 31, 2025.
(1) Totals may not add due to rounding.

Property Valuations

Current Assessed Valuation. The following table shows the assessed valuation by category for the 2026 calendar year:

	General Revenue	Firemen Retirement
	$0.4582	$0.0957
Assessed Valuation		
Real estate	$ 778,546,510	$ 778,546,510
Personal property	252,291,689	252,291,689
Railroad and utilities	47,088,153	47,088,153
	$1,077,926,352	$1,077,926,352

Source: City's audited financial statements for the Fiscal Year ended October 31, 2025; Cole County Clerk's Notice of Assessed Valuation dated July 30, 2026.

History of Property Valuations. The total assessed valuation of all taxable tangible property situated in the City, according to the assessments for January 1 in each of the following years has been as follows:

Calendar Year	Assessed Valuation	% Change
2026	$1,077,926,352	1.51%
2025	1,061,926,969	5.94%
2024	1,002,352,786	0.96%
2023	992,848,660	1.62%
2022	977,009,811	4.30%

Source: Cole County Assessor's Office.

Assessment Procedure. All taxable real and personal property within the City 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%. By law, all real estate within the City must be reassessed by the County Assessor in every odd-numbered year.

Property Tax Levies and Collections

Tax Collection Procedure. Property taxes are levied and collected for the City by the County. The City is required by law to prepare an annual budget, which must include an estimate of the amount of revenues to be received from all sources for the budget year, including an estimate of the amount of money required to be raised from property taxes and the tax levy rates required to produce such amounts. The budget must also include proposed expenditures and must state the amount required for the payment of interest, amortization and redemption charges on the City's debt for the ensuing budget year. Such estimates are based on the assessed valuation figures provided by the County Assessor. The City must fix its ad valorem property tax rates and certify them to the County Clerk not later than October first for entry in the tax books.

The County Clerk receives the county tax books from the County Assessor; the tax books set forth the assessments of real and personal property. The County Clerk enters the tax rates certified to him by the local taxing bodies in the tax books and assesses such rates against all taxable property in the City as shown in the books. The County Clerk forwards the tax books by October 31 to the County Collector, who is charged with levying and collecting taxes as shown therein. The County Collector extends the taxes on the tax rolls and issues the tax statements in early December. Taxes are due by December 31 and become delinquent if not paid to the County Collector by that time. All tracts of land and city lots on which delinquent taxes are due are charged a penalty of 18% of each year's delinquency. All lands and lots on which taxes are delinquent and unpaid are subject to sale at public auction in August of each year.

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

Tax Rates. The operating levy of the City for the 2026 Fiscal Year is $0.5539 per $100 of assessed valuation for residential property, $0.6660 per $100 of assessed valuation for commercial property and $0.7070

per $100 of assessed valuation for personal property. The operating levy does not require annual voter approval, but the City Council cannot raise the rate above the levy approved in the last election without voter approval. The City is allowed to increase the total revenue received from property taxes by an annual approved growth in the consumer price index and for new construction. Under Article X, Section 11(c) of the Missouri Constitution, any increase in the City's operating levy above $0.8100 must be approved by two-thirds of the voters voting on the proposition.

Tax Collection Record. The information in the following table sets forth the City's total property tax levy (**"Total Tax Levy"**), the taxes collected within the Fiscal Year of the levy (**"Current Tax Collections"**) and the taxes collected in subsequent years (**"Delinquent Taxes Collected"**).

Fiscal Year Ended October 31	Total Levy	Net Taxes Levied	Current & Delinquent[1] Taxes Collected	
2021	$0.5561	$5,078,236	$5,136,106	101.14%
2022	$0.5561	$5,131,385	$5,103,875	99.46%
2023	$0.5561	$5,253,116	$5,425,525	103.28%
2024	$0.5561	$5,438,975	$5,509,577	101.30%
2025	$0.5561	$5,491,052	$5,605,667	102.09%
2026[2]	$0.5539		$5,902,492	

(1) Delinquent taxes are shown in the year payment is actually received, which may cause the percentage of total taxes collected to exceed 100%.
(2) City Department of Finance, as of September, 2026.
Source: City's Annual Financial Report for the Fiscal Year ended October 31, 2025.

Major Taxpayers

The following table sets forth the 10 largest taxpayers in the City based upon their 2026 assessed valuations:

Top Ten Taxpayers*	2026 Assessed Value	% of Total Assessed Value
Union Electric Company	$ 8,779,740	0.81%
Missouri American Water Co.	6,914,820	0.64
Jefferson City 1241 APLMP LLC	6,072,000	0.56
Fortress Investment	4,712,450	0.44
Wildwood Crossings Shopping Center LLC	4,640,000	0.43
Wal-Mart (Supercenter)	4,512,000	0.42
Wal-Mart (Stadium Blvd.)	4,320,000	0.40
Hitachi Energy USA Inc.[1]	4,160,000	0.39
Central Electric Power Co-Op	4,123,070	0.38
Menard Inc.	3,504,770	0.33
TOTAL	$51,738,850	4.80%

Source: Cole County Collector of Revenue.
[1]Callaway County Collector of Revenue.

Risk Management

The City is exposed to risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees and natural disasters. As of October 31, 2025, the City had purchased insurance up to $5 million for these risks from the Midwest Public Risk Fund, except for Workers' Compensation Risk Management as further described below. There have been no settlements in excess of insured coverage during the past five years.

The Midwest Public Risk Fund ("**MPRF**") is structured such that member premiums are based on an actuarial review that will provide adequate reserves to allow the MPRF to meet its expected financial obligations. The MPRF has the authority to assess its members additional premiums should reserves and annual premiums be insufficient to meet MPRF's obligations. The City purchases other commercial policies from various vendors for property and equipment, excess property, boiler and machinery, commercial crime, excess workers' compensation, and airport owners and operators' liability. In the area of loss prevention and control, the City has contracted for services through a commercial insurance company and a professional broker. The City has also instituted internal safety and supervisory training programs designed to minimize risk exposure and claims. For further details about the City's risk management policies and initiatives, see Note 15.A. to the City's audited financial statements in the City's Annual Financial Report for fiscal year ended October 31, 2025, included as ***Appendix A*** to this Official Statement.

For additional information regarding the City's risk management, see Note 15 to the audited financial statements attached as ***Appendix A*** to this Official Statement.

Employee Retirement and Pension Plans

The City 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 Section 401(a) of the Internal Revenue Code of 1986, as amended, and is tax-exempt. LAGERS is governed by a seven-member Board of Trustees ("**LAGERS' Board**") consisting of three trustees elected by participating employees, three trustees elected by participating employers and one trustee appointed by the Missouri Governor.

LAGERS issues a publicly available financial report that includes financial statements and required supplementary information. The LAGERS Annual Comprehensive Financial Report for the fiscal year ended June 30, 2025 (the "**2025 LAGERS Annual Financial Report**") is available at https://www.molagers.org/financial-reports.html. The link to the 2025 LAGERS Annual Financial Report is provided for general background information only, and the information in the 2025 LAGERS Annual Financial Report is not incorporated by reference into this Official Statement.

The 2025 LAGERS Annual Financial Report 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 full-time general, police and fire employees of the City are eligible to participate in LAGERS. As permitted by LAGERS, the City has elected the non-contributory plan, meaning its participating employees do not contribute to the pension plan. The City is required by statute to contribute at an actuarially determined rate for each category of participating employees, subject to certain limitations. An employer that participates in LAGERS has its actuarially determined contribution rate calculated as follows: using the financial assumptions adopted by the LAGERS' Board, an actuary computes the contribution rate that, if paid annually by each employer during the total service of its participating employees, will be sufficient to provide the pension reserves required at the time of said employees' retirements to cover the pensions that such employees may be entitled to

receive. However, this actuarially-determined contribution rate cannot result in an employer contributing an amount in any fiscal year equal to more than 101% of its total contributions for the immediately preceding fiscal year.

For information specific to the City's participation in LAGERS, including the City's past contributions, net pension liability and related sensitivities, and pension expense, see Note 13 and the "Schedule of Changes in Net Pension Liability and Related Ratios" and "Schedule of Contributions" tables on pages 59 and 60, respectively, in the Required Supplementary Information section of the City's Annual Financial Report for fiscal year ended October 31, 2025, included in Appendix A to this Official Statement. For additional information regarding LAGERS, see the 2025 LAGERS Annual Financial Report.

Other Post-Employment Benefits

In addition to pensions, many state and local governments, including the City, provide other postemployment benefits as part of the total compensation offered to attract and retain the services of qualified employees. The City sponsors a single-employer, defined benefit healthcare plan that provides healthcare benefits to retirees and their dependents. The City requires retirees to pay the same medical premium charged for active employees. For further details relating to the City's other postemployment benefits, see Note 14 and the table "Schedule of Changes in Total OPEB Liability and Related Ratios" on page 61 in the Required Supplementary Information section of the City's Annual Financial Report for fiscal year ended October 31, 2025, included in Appendix A to this Official Statement.

For additional information regarding post-employment benefits, see Note 14 to the basic financial statements included in ***Appendix A*** to this Official Statement.

BOND RATING

S&P Global Ratings, a division of S&P Global Inc. (the **"Rating Agency"**), has assigned the Bonds a rating of "AA-" based on the creditworthiness of the City. The rating reflects only the view of the Rating Agency at the time the rating is given, and neither the Underwriter nor the City makes any representation as to the appropriateness of such rating. An explanation of the significance of the rating may be obtained from the Rating Agency.

The City has furnished the Rating Agency with certain information and materials relating to the Bonds and the City that have 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 made by the rating agencies. There is no assurance that a particular rating will be maintained for any given period of time or that it will not be lowered or withdrawn entirely if, in the judgment of the rating agency originally establishing the rating, circumstances warrant.

The Underwriter takes no responsibility to bring to the attention of the owners of the Bonds any proposed revision or withdrawal of the rating on the Bonds or to oppose any such proposed revision or withdrawal. Pursuant to the Continuing Disclosure Agreement (the form of which is attached as ***Appendix B*** to this Official Statement), the City is required to bring to the attention of the holders of the Bonds any change to the rating on the Bonds but has not undertaken (1) to disclose any rating revisions proposed by the Rating Agency or (2) to oppose any such proposed revision or withdrawal of the rating on the Bonds. Any downward revision or withdrawal of the rating may have an adverse effect on the market price and marketability of the Bonds.

LEGAL MATTERS

Approval of Legality

Bond Counsel has participated in the preparation of this Official Statement, but the factual and financial information appearing herein has been supplied or reviewed by certain officials of the City and certified public accountants, as referred to herein. Certain legal matters will be passed upon for the Underwriter by Quarles & Brady LLP, Milwaukee, Wisconsin.

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 the parties to such transaction, and the rendering of an opinion does not guarantee the outcome of any legal dispute that may arise out of the transaction.

Pending Litigation

The City generally follows the practice of recording liabilities resulting from claims and legal actions only when they become fixed and determinable in amount. It is management's opinion that any liability resulting from claims in excess of insurance coverage will not have a material effect on the financial status of the City at this time.

As of the date hereof, there is no controversy, suit or other proceeding of any kind pending or threatened wherein or whereby any question is raised or may be raised, questioning, disputing or affecting in any way the legal organization of the City 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 which might materially affect the City's ability to meet its obligations to pay the Bonds.

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 City, 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 Internal Revenue Code of 1986, as amended (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 City 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 City 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 to Owners of the Bonds

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 a Bond 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

The City will enter into the Continuing Disclosure Agreement with UMB Bank, N.A., as dissemination agent (the "**Dissemination Agent**"), to assist the Underwriter in complying with Rule 15c2-12 promulgated by the Securities and Exchange Commission (the **"Rule"**). Pursuant to the Continuing Disclosure Agreement, the City has covenanted to provide certain financial information and operating data relating to the City and to provide notices of the occurrence of certain enumerated events relating to the City and the Bonds. The financial information, operating data and notices of events will be filed with the MSRB by or on behalf of the City, through the Dissemination Agent, in compliance with the Rule. The City is the only "obligated person" with responsibility for continuing disclosure. The proposed form of the Continuing Disclosure Agreement is attached as ***Appendix B*** to this Official Statement.

Prior Compliance

The City has entered into prior undertakings under the Rule. The City filed its audited financial statements for the Fiscal Year ended October 31, 2023 in accordance with such prior undertakings; however, due to formatting issues with such filing, certain information contained in the audited financial statements was cut off or otherwise not available for review. The City did not file notice of its failure to timely file such complete audited financial statements. The City resubmitted its audited financial statements for the Fiscal Year ended October 31, 2023 on October 13, 2026. The City has implemented procedures, including the engagement of the Dissemination Agent, intended to promote timely compliance with its continuing disclosure undertakings in the future. Except as described above, the City believes that in the past five years it has not failed to comply in all material respects with its prior undertakings under the Rule.

MISCELLANEOUS

Financial Statements

The Annual Financial Report of the City for the Fiscal Year ended October 31, 2025 is included in ***Appendix A*** to this Official Statement.

Municipal Advisor

Piper Sandler & Co., St. Louis, Missouri, has been employed by the City as municipal advisor to provide professional services in connection with the Bonds. Piper Sandler & Co. has not undertaken an independent investigation into the accuracy of the information presented in this Official Statement.

Underwriting

The Bonds are being purchased for reoffering by Stifel, Nicolaus & Company, Incorporated (the "**Underwriter**"). The Underwriter has agreed, subject to certain conditions, to purchase the Bonds at a purchase price of $_____ (which amount is equal to the principal amount of the Bonds, [plus net original issue premium of $_____,] less an Underwriter's 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 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 nonfinancial activities and services. The Underwriter and its affiliates may have provided, and may in the future provide, a variety of these services to the City and to persons and entities with relationships with the City, 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 City (directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the City.

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 City.

Certification and Other Matters Regarding Official Statement

Information set forth in this Official Statement has been furnished or reviewed by certain officials of the City, certified public accountants, and other sources, as referred to herein, which are believed to be reliable. Any statements made in this Official Statement involving matters of opinion, estimates or projections, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates or projections will be realized. The descriptions contained in this Official Statement of the Bonds and the Bond Ordinance do not purport to be complete and are qualified in their entirety by reference thereto.

The form of this Official Statement, and its distribution and use by the Underwriter, has been approved by the City. Neither the City nor any of its officers, directors or employees, in either their official or personal capacities, has made any warranties, representations or guarantees regarding the financial condition of the City or the City's ability to make payments required of it; and further, neither the City nor its officers, directors or employees assumes any duties, responsibilities or obligations in relation to the issuance of the Bonds other than those either expressly or by fair implication imposed on the City by the Bond Ordinance.

CITY OF JEFFERSON, MISSOURI

By: _____
Mayor

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APPENDIX A

ANNUAL FINANCIAL REPORT
OF THE CITY
FOR THE FISCAL YEAR ENDED OCTOBER 31, 2025

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CITY OF JEFFERSON

AUDITED FINANCIAL STATEMENTS

OCTOBER 31, 2025

CITY OF JEFFERSON

AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED OCTOBER 31, 2025

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and City Council
of the City of Jefferson

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information for the City of Jefferson (the City), as of and for the year ended October 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City as of October 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America (GAAP).

We did not audit the financial statements of the Jefferson City Convention and Visitor's Bureau, the City's discretely presented component unit. Those statements were audited as of and for the year ended December 31, 2024, by other auditors whose report has been furnished to us, and our opinions, insofar as they relate to the amounts included for the Jefferson City Convention and Visitor's Bureau, are based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 City 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.

Responsibilities of Management for the Financial Statements

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

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

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 and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government 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 fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the 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 City'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 the City's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

GAAP requires that the management's discussion and analysis, the budgetary comparison schedules – major governmental funds, and the pension and OPEB plan schedules as listed in the accompanying table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements.

We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

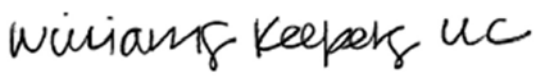
Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The budgetary comparison schedule – major governmental fund – Capital Improvement Tax Fund, the non-major governmental and proprietary funds financial statements, the internal service funds financial statements, and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* are presented for purposes of additional analysis and are not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 2, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



Jefferson City, Missouri
April 2, 2026

CITY OF JEFFERSON

MANAGEMENT'S DISCUSSION AND ANALYSIS

October 31, 2025

As management of the City of Jefferson, Missouri, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City as of and for the fiscal year ended October 31, 2025. We encourage readers to consider the information presented here in conjunction with the financial statements and related footnotes.

Financial Highlights

- The assets and deferred outflows of the City of Jefferson exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by $261,170,026 (net position). Of this amount, $28,646,957 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors in accordance with the City's fund designation and fiscal policies.

- The City's total net position increased by $4,430,739 during the year.

- As of the close of the current fiscal year, the City of Jefferson's governmental funds reported combined ending fund balances of $31,903,796. Of this total, 32% is unassigned and available for use within the City's policies.

- At the end of the fiscal year, unassigned fund balance for the General Fund was $10,205,467, which is 22% of total General Fund expenditures.

- The City's total long-term debt increased by $5,312,509. This was primarily due to the issuance of Sewerage System revenue bonds in the amount of $7,853,200 and notes payable for equipment and vehicles in the amount of $2,518,488. Other factors included the retirement of Sewerage System revenue bond principal in the amount of $3,964,500 (and the amortization of the related premiums in the amount of $90,747); the retirement of Parks special obligation bond principal in the amount of $320,000 (and the amortization of the related premium in the amount of $8,333); the payment of lease principal for the fire apparatus in the amount of $328,364; the payment of lease principal for the parks system equipment in the amount of $71,388; and the payment of note principal for equipment and vehicles of $275,847.

Overview of the Financial Statements

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

Government-wide financial statements - The government-wide financial statements are designed to provide readers with the broad overview of the City's finances, in a manner similar to private-sector business.

The Statement of Net Position presents information on all the City's assets, deferred outflows, deferred inflows, and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator to whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods (e.g., uncollected taxes and earned but unused compensated absences).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government and administration, public safety, community development, and cultural and recreation. The business-type activities of the City include wastewater, transit, airport, and parking operations. The government-wide financial statements can be found on pages 12-13.

Fund financial statements - A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the funds of the City can be divided into three categories - governmental funds, proprietary funds, and fiduciary funds.

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

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

The City maintains several governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the General Fund, the Park Fund, the Public Safety Tax Fund, and the Capital Improvement Tax Fund, which are considered to be major funds. Data from the other funds are combined into a single, aggregated presentation.

Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report. The basic governmental funds financial statements can be found on pages 14-17.

Proprietary funds - The City maintains two types of proprietary funds. *Enterprise funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its wastewater, transit, airport and parking operations.

Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for the worker's compensation plan and the self-funded health insurance plan. Because these services predominately benefit governmental rather than business-type functions, they have been included within the governmental activities in the government-wide financial statements.

The basic proprietary funds financial statements can be found on pages 18-20.

Fiduciary funds - This report also includes information for fiduciary funds which are funds held in trust for others. The basic fiduciary fund financial statements can be found on pages 21-22.

Notes to the financial statements - The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 23-54.

Other information - In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligation to provide pension and OPEB benefits to its employees. Required supplementary information can be found on pages 55-61.

The combining statements referred to earlier in connection with non-major governmental funds, non-major proprietary funds, and internal service funds are presented following the required supplementary information on pensions and OPEB. Those statements can be found on pages 62-77.

Please also refer to the separately issued financial statements of the Jefferson City Convention and Visitors Bureau, the City's discretely presented component unit, which may be obtained at said entity's administrative office.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows exceeded liabilities and deferred inflows by $261,270,026 as of October 31, 2025.

The largest portion of the City's net position (80%) reflects its investments in capital assets (e.g., land, building, equipment, improvements, and construction in progress), less applicable allowances for depreciation, less any debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investments in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves could not be used to liquidate these liabilities while still providing services with such assets.

The following provides a summary of net position as of October 31:

CITY OF JEFFERSON
NET POSITION

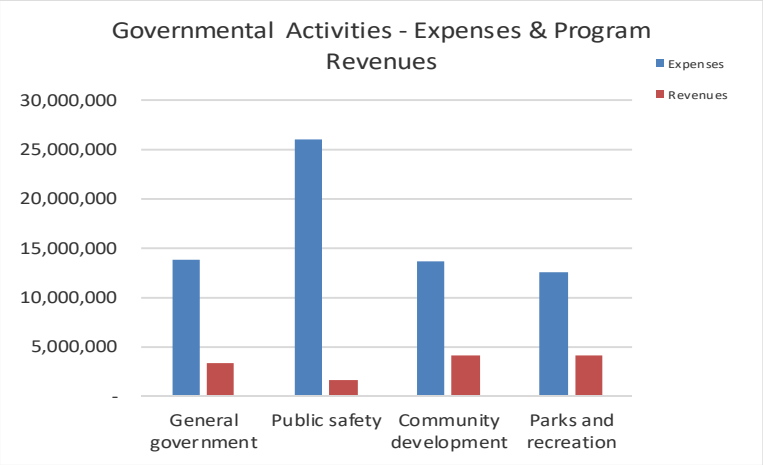
	Governmental Activities		Business-type Activities		Total		Increase	%
	2025	2024*	2025	2024*	2025	2024*	(Decrease)	Change
Current and other assets	$ 51,012,130	$ 50,096,187	$ 25,493,533	$ 25,684,409	$ 76,505,663	$ 75,780,596	$ 725,067	0.96%
Capital assets	144,675,367	140,571,088	118,480,653	106,287,775	263,156,020	246,858,863	16,297,157	6.60%
Total assets	195,687,497	190,667,275	143,974,186	131,972,184	339,661,683	322,639,459	17,022,224	5.28%
Deferred outflows of resources	16,122,584	16,833,787	1,955,133	1,809,744	18,077,717	18,643,531	(565,814)	-3.03%
Total deferred outflows	16,122,584	16,833,787	1,955,133	1,809,744	18,077,717	18,643,531	(565,814)	-3.03%
Long-term obligations	21,478,090	19,132,336	39,705,971	35,998,343	61,184,061	55,130,679	6,053,382	10.98%
Other liabilities	14,435,128	10,145,266	9,458,243	7,304,431	23,893,371	17,449,697	6,443,674	36.93%
Total liabilities	35,913,218	29,277,602	49,164,214	43,302,774	85,077,432	72,580,376	12,497,056	17.22%
Deferred inflows of resources	8,885,293	9,736,263	2,506,649	2,736,901	11,391,942	12,473,164	(1,081,222)	-8.67%
Total deferred inflows	8,885,293	9,736,263	2,506,649	2,736,901	11,391,942	12,473,164	(1,081,222)	-8.67%
Net position								
Net investment in capital assets	135,182,863	132,196,084	74,971,962	66,624,762	210,154,825	198,820,846	11,333,979	5.70%
Restricted	19,943,145	20,894,787	2,525,099	3,034,607	22,468,244	23,929,394	(1,461,150)	-6.11%
Unrestricted	11,885,562	15,396,326	16,761,395	18,082,884	28,646,957	33,479,210	(4,832,253)	-14.43%
Total net position	$ 167,011,570	$ 168,487,197	$ 94,258,456	$ 87,742,253	$ 261,270,026	$ 256,229,450	$ 5,040,576	1.97%

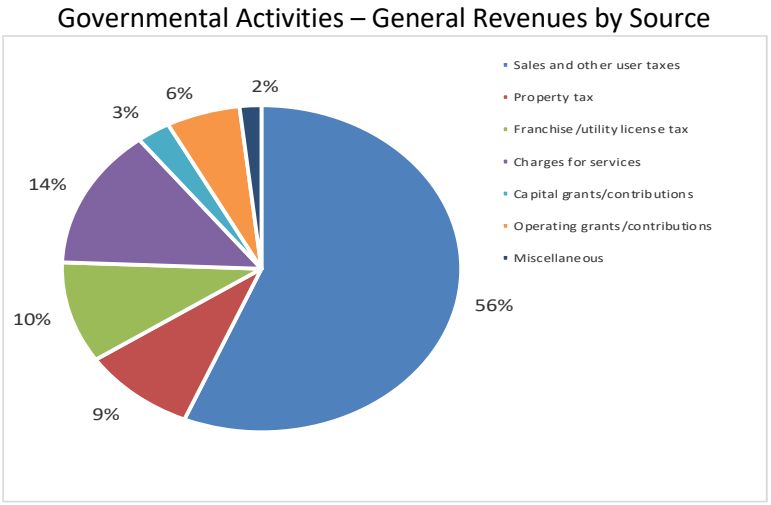
*The 2024 columns have not been adjusted for restatements made during 2025.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position for the government as a whole.

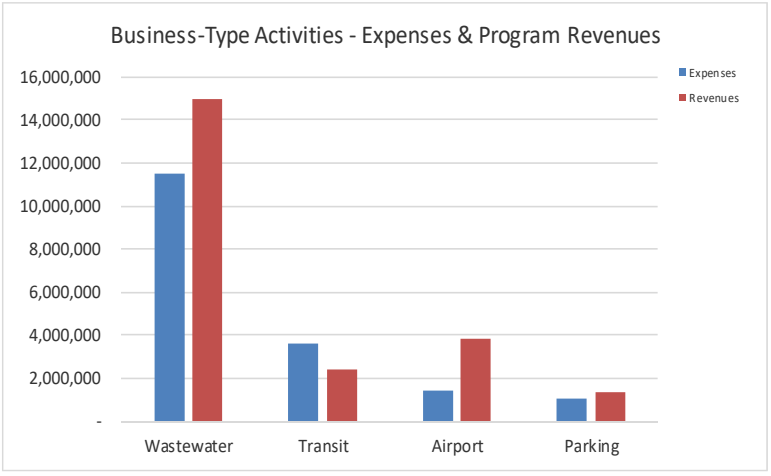
Analysis of the City's Operations: Overall, the City had an increase in net position of $4,430,739 for the year ended October 31, 2025.

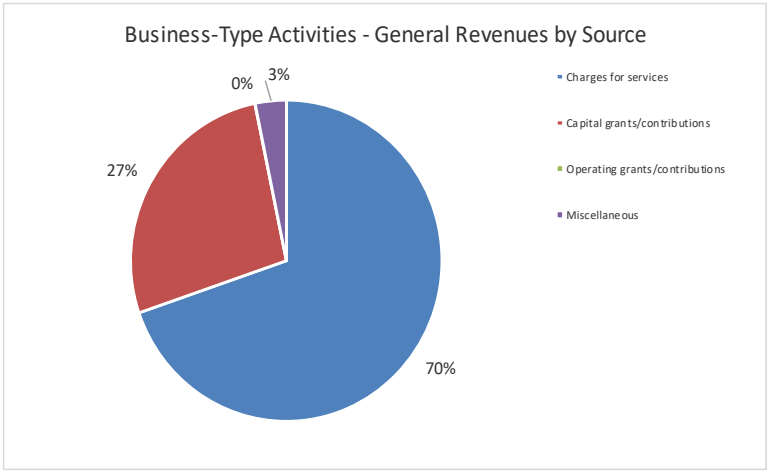
Governmental Activities: Governmental activities decreased net position by $1,851,262.





Business-type Activities: Business-type activities increased net position by $6,282,001.





The following table and charts provide a summary and comparison of the City's operations for years ended October 31:

CITY OF JEFFERSON
CHANGE IN NET POSITION

	Governmental Activities		Business-type Activities		Total		Increase	%
	2025	2024*	2025	2024*	2025	2024*	(Decrease)	Change
Revenues:								
Program revenues:								
Charges for services	$ 7,396,768	$ 6,997,650	$ 16,226,608	$ 15,643,784	$ 23,623,376	$ 22,641,434	$ 981,942	4.34%
Grants and contributions:								
Operating	4,000,578	1,502,265	947	1,791,062	4,001,525	3,293,327	708,198	21.50%
Capital	1,844,842	2,894,992	6,287,340	2,321,393	8,132,182	5,216,385	2,915,797	55.90%
General revenues:								
Taxes	50,583,308	50,029,698	-	-	50,583,308	50,029,698	553,610	1.11%
Investment revenue	1,009,765	1,099,759	502,388	480,578	1,512,153	1,580,337	(68,184)	-4.31%
Transfers	(3,148,420)	(1,499,312)	701,695	1,499,312	(2,446,725)	-	(2,446,725)	#DIV/0!
Miscellaneous	2,722,666	2,604,139	249,138	206,869	2,971,804	2,811,008	160,796	5.72%
Total revenues	64,409,507	63,629,191	23,968,116	21,942,998	88,377,623	85,572,189	2,805,434	3.28%
Expenses:								
General government	13,877,235	12,775,154	-	-	13,877,235	12,775,154	1,102,081	8.63%
Public safety	26,059,667	26,822,207	-	-	26,059,667	26,822,207	(762,540)	-2.84%
Community development	13,759,780	14,310,060	-	-	13,759,780	14,310,060	(550,280)	-3.85%
Parks and recreation	12,564,088	12,315,751	-	-	12,564,088	12,315,751	248,337	2.02%
Wastewater	-	-	11,500,296	11,246,357	11,500,296	11,246,357	253,939	2.26%
Transit	-	-	3,639,766	3,349,888	3,639,766	3,349,888	289,878	8.65%
Airport	-	-	1,458,038	1,401,652	1,458,038	1,401,652	56,386	4.02%
Parking	-	-	1,088,015	1,103,996	1,088,015	1,103,996	(15,981)	-1.45%
Total expenses	66,260,769	66,223,172	17,686,115	17,101,893	83,946,884	83,325,065	621,819	0.75%
Change in net position	(1,851,262)	(2,593,981)	6,282,001	4,841,105	4,430,739	2,247,124	2,183,615	97.17%
Net position, beginning (as restated for 2024)	168,862,832	171,081,178	87,976,455	82,901,148	256,839,287	253,982,326	2,856,961	1.12%
Net position, ending	$ 167,011,570	$ 168,487,197	$ 94,258,456	$ 87,742,253	$ 261,270,026	$ 256,229,450	$ 5,040,576	1.97%

*The 2024 columns have not been adjusted for restatements made during 2025.

Financial Analysis of the Government's Funds

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

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $31,903,796. This is a decrease of approximately 15% from $37,353,748. The resulting unassigned fund balance was $10,205,467.

Proprietary funds - The City's proprietary fund statements provide the same type of information found in the government-wide financial statements, but in more detail.

Net positions of the respective proprietary funds are Wastewater $71,351,402; Transit $4,666,262; and total non-major $18,240,792. The funds had changes in net position from current year activities as follows: Wastewater $3,389,035; Transit ($418,446); and total non-major $3,311,412.

General Fund budgetary highlights - The City spent $14,010,489 less than the final budget for the General Fund.

Capital Assets

The City's investment in capital assets for its governmental and business-type activities as of October 31, 2025 amounts to $263,156,020 (net of accumulated depreciation).

This investment in capital assets includes the following:

CITY OF JEFFERSON
CAPITAL ASSETS

	Governmental Activities		Business-type Activities		Total		Increase	%
	2025	2024*	2025	2024*	2025	2024*	(Decrease)	Change
Land	$ 16,768,772	$ 16,880,902	$ 6,208,746	$ 5,857,308	$ 22,977,518	$ 22,738,210	$ 239,308	1.1%
Easements	511,913	511,913	67,374	67,374	579,287	579,287	-	0.0%
Buildings	16,923,659	17,631,519	46,664,666	48,388,608	63,588,325	66,020,127	(2,431,802)	-3.7%
Improvements other than buildings	17,666,180	15,988,831	3,878,232	2,978,078	21,544,412	18,966,909	2,577,503	13.6%
Machinery and equipment	8,614,727	7,969,931	4,257,838	3,705,981	12,872,565	11,675,912	1,196,653	10.2%
Distribution and collection	75,833,572	77,997,828	33,752,908	37,135,340	109,586,480	115,133,168	(5,546,688)	-4.8%
Construction in progress	7,767,858	2,644,173	23,650,889	8,155,086	31,418,747	10,799,259	20,619,488	190.9%
Right-of-use assets - leases and SBITAs	588,686	945,991	-	-	588,686	945,991	(357,305)	-37.8%
Total capital assets	$ 144,675,367	$ 140,571,088	$ 118,480,653	$ 106,287,775	$ 263,156,020	$ 246,858,863	$ 16,297,157	6.6%

*The 2024 columns have not been adjusted for restatements made during 2025.

Additional information on the City’s capital assets can be found in Note 6 on pages 34-35.

Debt Administration

At the end of the current fiscal year, the City had a total of $52.4 million of outstanding obligations.

This debt includes the following:

CITY OF JEFFERSON
OUTSTANDING DEBT

	Governmental Activities		Business-type Activities		Total		Increase	%
	2025	2024*	2025	2024*	2025	2024*	(Decrease)	Change
Revenue bonds	$ -	$ -	$ 42,654,260	$ 38,765,560	$ 42,654,260	$ 38,765,560	$ 3,888,700	10.0%
Special obligation bonds	5,470,000	5,790,000	-	-	5,470,000	5,790,000	(320,000)	-5.5%
Deferred amounts	115,270	123,603	806,706	897,453	921,976	1,021,056	(99,080)	-9.7%
Notes payable	3,290,702	1,508,587	60,774	-	3,351,476	1,508,587	1,842,889	122.2%
Total outstanding debt	$ 8,875,972	$ 7,422,190	$ 43,521,740	$ 39,663,013	$ 52,397,712	$ 47,085,203	$ 5,312,509	11.3%

*The 2024 columns have not been adjusted for restatements made during 2025.

Additional information on the City’s debt can be found in Note 9 on pages 37-41.

Request for Information

The financial report is designed to provide our citizens, customers, investors, and creditors with a general overview of the City's finances. If you have questions about this report or need any additional information, contact the City of Jefferson, Missouri, Attn: Office of the Finance Director, 320 E. McCarty Street, Jefferson City, Missouri 65101.

CITY OF JEFFERSON

STATEMENT OF NET POSITION
October 31, 2025

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Jefferson City Convention & Visitors Bureau
ASSETS				
Cash and cash equivalents	$ 29,090,608	$ 13,323,608	$ 42,414,216	$ 2,477,841
Restricted cash and cash equivalents	6,155	2,882,888	2,889,043	9,578,786
Investments	245,406	-	245,406	-
Accounts receivable	963,262	1,483,870	2,447,132	-
Taxes receivable	12,797,315	-	12,797,315	-
Leases receivable	1,128,695	2,449,969	3,578,664	-
Receivables from other governments	4,153,269	3,569,807	7,723,076	-
Accrued interest receivable	-	24,801	24,801	-
Due from primary government	-	-	-	284,393
Interfund balances	842,214	(842,214)	-	-
Inventory	392,077	-	392,077	41,760
Prepaid expenses	1,393,129	575,705	1,968,834	4,478
Non-current assets:				
Capital assets:				
Non-depreciable	25,048,543	29,927,009	54,975,552	-
Depreciable, net	119,038,139	88,553,644	207,591,783	42,615
Right-of-use lease assets, net	191,537	-	191,537	289,014
Right-of-use SBITA assets, net	397,148	-	397,148	41,061
Net pension asset	-	2,025,099	2,025,099	-
Total assets	195,687,497	143,974,186	339,661,683	12,759,948
DEFERRED OUTFLOWS OF RESOURCES				
Pension plan	15,639,143	1,858,445	17,497,588	-
OPEB plan	483,441	96,688	580,129	-
Total deferred outflows of resources	16,122,584	1,955,133	18,077,717	-
LIABILITIES				
Accounts payable	4,257,495	3,230,858	7,488,353	13,283
Accrued liabilities	821,822	87,832	909,654	-
Compensated absences	4,100,302	548,969	4,649,271	-
Customer deposits	-	523,339	523,339	-
Unearned revenue	2,655,983		2,655,983	2,100
Estimated self-insurance cost	665,526	-	665,526	-
Other payables	429,249	925,732	1,354,981	-
Long-term liabilities:				
Net pension liability	11,861,611	-	11,861,611	-
OPEB liability	1,628,726	325,744	1,954,470	-
Long-term debt				
Amounts due within one year	1,119,282	4,141,513	5,260,795	-
Amounts due beyond one year	7,756,690	39,380,227	47,136,917	-
Right-of-use lease liabilities				
Amounts due within one year	201,185	-	201,185	73,638
Amounts due beyond one year	-	-	-	244,937
Right-of-use subscription liabilities				
Amounts due within one year	184,284	-	184,284	-
Amounts due beyond one year	231,063	-	231,063	-
Total liabilities	35,913,218	49,164,214	85,077,432	333,958
DEFERRED INFLOWS OF RESOURCES				
Deferred revenue - property taxes	6,372,394	-	6,372,394	-
Deferred revenue - surtax	83,319	-	83,319	-
Deferred revenue - leases	1,004,254	2,185,581	3,189,835	-
Pension plan	611,833	158,369	770,202	-
OPEB plan	813,493	162,699	976,192	-
Total deferred inflows of resources	8,885,293	2,506,649	11,391,942	-
NET POSITION				
Net investment in capital assets	135,182,863	74,971,962	210,154,825	372,690
Restricted for:				
Capital projects	10,701,407	-	10,701,407	9,741,296
Parks and recreation	4,993,697	-	4,993,697	-
Community development	2,215,112	-	2,215,112	-
Public safety	1,782,929	-	1,782,929	-
Net pension asset	-	2,025,099	2,025,099	-
Bond renewal and replacement	-	500,000	500,000	
Statutory obligations	250,000	-	250,000	-
Unrestricted	11,885,562	16,761,395	28,646,957	2,312,004
Total net position	$ 167,011,570	$ 94,258,456	$ 261,270,026	$ 12,425,990

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

STATEMENT OF ACTIVITIES
Year Ended October 31, 2025

Program/function:	Expenses	Program revenues: Charges for services	Program revenues: Capital grants and contributions	Program revenues: Operating grants and contributions	Net (expense) revenue and changes in net position: Primary Government: Governmental activities	Primary Government: Business-type activities	Primary Government: Total	Component Unit: Jefferson City Convention & Visitors Bureau
Governmental activities:								
General government	$ 13,877,235	$ 3,424,324	$ -	$ -	$ (10,452,911)	$ -	$ (10,452,911)	
Public safety	26,059,667	-	474,767	1,154,839	(24,430,061)	-	(24,430,061)	
Community development	13,759,780	-	1,249,762	2,845,739	(9,664,279)	-	(9,664,279)	
Parks and recreation	12,564,088	3,972,444	120,313	-	(8,471,331)	-	(8,471,331)	
Total governmental activities	66,260,769	7,396,768	1,844,842	4,000,578	(53,018,581)	-	(53,018,581)	
Business-type activities:								
Wastewater	11,500,296	14,558,422	384,287	-	-	3,442,413	3,442,413	
Transit	3,639,766	217,248	2,181,184	947	-	(1,240,387)	(1,240,387)	
Airport	1,458,038	246,347	3,573,212	-	-	2,361,521	2,361,521	
Parking	1,088,015	1,204,591	148,657	-	-	265,233	265,233	
Total business-type activities	17,686,115	16,226,608	6,287,340	947	-	4,828,780	4,828,780	
Total	$ 83,946,884	$ 23,623,376	$ 8,132,182	$ 4,001,525	(53,018,581)	4,828,780	(48,189,801)	
Component unit:								
Jefferson City Convention & Visitors Bureau	$ 1,886,766	$ 711,998	$ -	$ 1,923,364				$ 748,596
General revenue:								
Taxes:								
Sales and other user taxes					37,671,620	-	37,671,620	-
Property taxes					6,220,657	-	6,220,657	-
Utility and franchise taxes					6,691,031	-	6,691,031	-
Licenses and permits					1,397,285	-	1,397,285	-
Fines and forfeitures					475,772	-	475,772	-
Interest income					1,009,765	502,388	1,512,153	135,346
Gain (loss) on sale of capital assets					236,018	103,832	339,850	-
Other revenues					613,591	145,306	758,897	31,126
Net transfers in (out)					(3,148,420)	701,695	(2,446,725)	-
Total general revenue					51,167,319	1,453,221	52,620,540	166,472
Change in net position					(1,851,262)	6,282,001	4,430,739	915,068
Net position - beginning, as previously reported					168,487,197	87,742,253	256,229,450	11,510,922
Restatement for correction of an error					570,941	259,432	830,373	-
Restatement - change in accounting principle (GASB 101)					(195,306)	(25,230)	(220,536)	-
Net position - beginning, as restated					168,862,832	87,976,455	256,839,287	11,510,922
Net position - ending					$ 167,011,570	$ 94,258,456	$ 261,270,026	$ 12,425,990

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

BALANCE SHEET
ALL GOVERNMENTAL FUND TYPES
October 31, 2025

	Major Funds					
	General Fund	Park Fund	Public Safety Tax Fund	Capital Improvement Tax Fund	Non-Major Funds	Total
ASSETS						
Cash and cash equivalents	$ 10,098,681	$ 4,720,831	$ 805,361	$ 10,837,855	$ 373,185	$ 26,835,913
Restricted cash and cash equivalents	-	1,561	-	-	-	1,561
Accounts receivable (net of allowance of $56,565)	334,845	23,279	-	-	187,364	545,488
Taxes receivable (net of allowance of $792,051)	9,939,109	1,143,402	571,402	1,143,402	-	12,797,315
Leases receivable	1,128,695	-	-	-	-	1,128,695
Receivables from other governments	4,153,269	-	-	-	-	4,153,269
Interfund balances	842,214	-	-	-	-	842,214
Inventory	391,114	-	-	-	963	392,077
Prepaid expenditures	683,303	117,826	-	-	-	801,129
Total assets	$ 27,571,230	$ 6,006,899	$ 1,376,763	$ 11,981,257	$ 561,512	$ 47,497,661
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES						
LIABILITIES						
Accounts payable	$ 1,968,867	$ 446,162	$ -	$ 1,451,458	$ 383,502	$ 4,249,989
Accrued liabilities	740,711	81,111	-	-	-	821,822
Unearned revenue - grants	59,498	-	-	-	-	59,498
Unearned revenue - other	2,596,485	-	-	-	-	2,596,485
Other liabilities	326,077	13,795	-	66,232	-	406,104
Total liabilities	5,691,638	541,068	-	1,517,690	383,502	8,133,898
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - property taxes	6,372,394	-	-	-	-	6,372,394
Unavailable revenue - surtax	83,319	-	-	-	-	83,319
Unavailable revenue - leases	1,004,254	-	-	-	-	1,004,254
Total deferred inflows of resources	7,459,967	-	-	-	-	7,459,967
FUND BALANCES						
Nonspendable:						
Inventory	391,114	-	-	-	963	392,077
Prepaid expenditures	683,303	117,826	-	-	-	801,129
Restricted for:						
Parks and recreation	-	4,993,697	-	-	-	4,993,697
Capital projects	-	-	-	8,949,224	-	8,949,224
Public safety	-	-	705,153	-	-	705,153
National Opioid Settlement	236,722	-	-	-	-	236,722
Police - drug forfeiture	251,591	-	-	-	-	251,591
Police - evidence funds	147,006	-	-	-	-	147,006
Police - animal shelter	316,403	-	-	-	-	316,403
Police - community projects	36,120	-	-	-	-	36,120
Police training	-	-	-	-	30,436	30,436
Lodging tax	-	-	-	-	70,252	70,252
JC Veterans Plaza	-	-	-	-	4,978	4,978
City Hall Art	-	-	-	-	23,082	23,082
USS Jefferson City Submarine	-	-	-	-	10,314	10,314
Woodland Cemetery	-	-	-	-	14,085	14,085
Sidewalk waiver	2,560	-	-	-	-	2,560
Cemetery restoration	321	-	-	-	-	321
Committed for:						
Capital projects/purchases	-	237,840	-	1,514,343	-	1,752,183
Public safety	59,498	-	-	-	-	59,498
Community development	2,089,520	-	-	-	-	2,089,520
Assigned for:						
Subsequent year's budget: appropriation of fund balance	-	116,468	671,610	-	23,900	811,978
Unassigned	10,205,467	-	-	-	-	10,205,467
Total fund balances	14,419,625	5,465,831	1,376,763	10,463,567	178,010	31,903,796
Total liabilities, deferred inflows of resources, and fund balances	$ 27,571,230	$ 6,006,899	$ 1,376,763	$ 11,981,257	$ 561,512	$ 47,497,661

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION
October 31, 2025

Fund balances - total governmental funds	$ 31,903,796
Capital and other assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds:	
Capital assets	336,052,145
Less accumulated depreciation	(191,965,463)
	144,086,682
Right-of-use lease assets, net	191,537
Right-of-use subscription assets, net	397,148
Prepaid expenses (deposits on capital assets)	592,000
Other long term assets and deferred outflows of resources are not available to pay for current-period expenditures and, therefore, are not reported in the governmental funds:	
Pension plan	15,639,143
OPEB plan	483,441
Internal service fund is used by management to charge the costs of health insurance. The assets and liabilities of the internal service fund is included in the governmental activities in the statement of net position:	2,249,437
Other long term liabilities and deferred inflows of resources are not due and payable in the current period and, therefore, are not reported in the governmental funds:	
Accrued interest	(23,145)
Compensated absences	(4,100,302)
Net pension liability	(11,861,611)
Net OPEB liability	(1,628,726)
Bonds payable	(8,875,972)
Right-of-use lease liability	(201,185)
Right-of-use subscription liability	(415,347)
Pension plan	(611,833)
OPEB plan	(813,493)
Net position of governmental activities	$ 167,011,570

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
ALL GOVERNMENTAL FUND TYPES
Year Ended October 31, 2025

	Major Funds					
	General Fund	Park Fund	Public Safety Tax Fund	Capital Improvement Tax Fund	Non-Major Funds	Total
REVENUES						
Sales and other user taxes	$ 18,186,885	$ 7,059,982	$ 3,532,501	$ 7,059,985	$ 1,832,267	$ 37,671,620
Property taxes	6,220,657	-	-	-	-	6,220,657
Utility and franchise taxes	6,691,031	-	-	-	-	6,691,031
Licenses and permits	1,397,285	-	-	-	-	1,397,285
Charges for services	3,424,324	3,972,444	-	-	-	7,396,768
Intergovernmental revenue	4,238,622	86,892	-	1,050,000	3,275	5,378,789
Fines and forfeitures	469,459	-	-	-	6,313	475,772
Investment earnings	512,285	149,691	-	299,732	8,821	970,529
Contributions	432,860	33,421	-	-	350	466,631
Other revenue	582,941	30,587	-	-	63	613,591
TOTAL REVENUES	42,156,349	11,333,017	3,532,501	8,409,717	1,851,089	67,282,673
EXPENDITURES						
Current:						
General government	11,789,643	27,875	-	27,875	1,800,645	13,646,038
Public safety	23,906,146	-	-	-	15,200	23,921,346
Community development	9,089,264	-	-	-	-	9,089,264
Parks and recreation	-	9,796,170	-	-	-	9,796,170
Capital outlay	2,507,253	2,424,210	-	8,342,963	-	13,274,426
Debt service:						
Principal	-	391,388	-	745,124	-	1,136,512
Interest and other	-	155,899	-	144,240	-	300,139
TOTAL EXPENDITURES	47,292,306	12,795,542	-	9,260,202	1,815,845	71,163,895
Excess (deficiency) of revenues over (under) expenditures	(5,135,957)	(1,462,525)	3,532,501	(850,485)	35,244	(3,881,222)
OTHER FINANCING SOURCES (USES)						
Proceeds from sale of capital assets	391,297	2,538	-	-	-	393,835
Transfers in	4,102,988	40,000	-	930,877	-	5,073,865
Transfers (out)	(1,827,690)	(586,873)	(4,014,847)	(570,214)	(36,806)	(7,036,430)
Total other financing sources (uses)	2,666,595	(544,335)	(4,014,847)	360,663	(36,806)	(1,568,730)
Net change in fund balances	(2,469,362)	(2,006,860)	(482,346)	(489,822)	(1,562)	(5,449,952)
Fund balances, November 1, as previously reported	16,400,747	7,472,691	1,859,109	10,953,389	179,572	36,865,508
Restatement for correction of an error	488,240	-	-	-	-	488,240
Fund balances, November 1, as restated	16,888,987	7,472,691	1,859,109	10,953,389	179,572	37,353,748
FUND BALANCES, OCTOBER 31	$ 14,419,625	$ 5,465,831	$ 1,376,763	$ 10,463,567	$ 178,010	$ 31,903,796

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended October 31, 2025

Net change in fund balances - total governmental funds	$ (5,449,952)
Amounts reported for governmental activities in the statement of activities is different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The following is the detail of the amount by which capital outlays were greater than the depreciation in the current period.	
Capital outlay capitalized as assets	13,274,426
Loss on disposal of capital assets	(157,817)
Depreciation and amortization	(9,339,698)
	3,776,911
The issuance of long-term debt (i.e. bonds, leases, and loans) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. In the statement of activities, interest is accrued on outstanding bonds, whereas in the governmental funds, interest expenditures are reported when due. The following is the detail of the net effect of these differences in the treatment of long-term debt and related items.	
Change in accrued interest	(45,908)
Issuance of debt	(2,446,725)
Repayment of principal	1,474,226
Amortization of discounts/premiums	8,333
	(1,010,074)
Internal service fund is used by management to charge the costs of health insurance to individual funds. The net revenue (expense) of the internal service fund is reported with the governmental activities.	2,076,714
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Change in compensated absences	15,052
Pension plan expense	(1,182,022)
OPEB plan expense	(77,891)
Change in net position of governmental activities	$ (1,851,262)

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

STATEMENT OF NET POSITION
ALL PROPRIETARY FUND TYPES
October 31, 2025

	Major Funds				
	Wastewater Fund	Transit Fund	Non-Major Funds	Total Proprietary Funds	Governmental Activities - Internal Service Funds
ASSETS					
Current assets:					
Cash and cash equivalents	$ 8,788,774	$ 194,977	$ 4,339,857	$ 13,323,608	$ 2,254,695
Restricted cash and cash equivalents	2,882,888	-	-	2,882,888	4,594
Accounts receivable (net of allowance of $33,050)	1,416,983	26,021	40,866	1,483,870	417,774
Leases receivable	256,692	-	2,193,277	2,449,969	-
Receivables from other governments	749,890	479,186	2,340,731	3,569,807	-
Accrued interest receivable	24,801	-	-	24,801	-
Interfund balances	-	-	(842,214)	(842,214)	-
Prepaid expenses	121,855	406,347	47,503	575,705	-
Total current assets	14,241,883	1,106,531	8,120,020	23,468,434	2,677,063
Non-current assets:					
Investments	-	-	-	-	245,406
Property, plant and equipment, net	102,701,342	2,784,323	12,994,988	118,480,653	-
Net pension asset	923,837	655,420	445,842	2,025,099	-
Total non-current assets	103,625,179	3,439,743	13,440,830	120,505,752	245,406
Total assets	117,867,062	4,546,274	21,560,850	143,974,186	2,922,469
DEFERRED OUTFLOWS OF RESOURCES					
Pension plan	1,068,997	539,107	250,341	1,858,445	-
OPEB plan	48,020	35,041	13,627	96,688	-
Total deferred outflows of resources	1,117,017	574,148	263,968	1,955,133	-
LIABILITIES					
Current liabilities:					
Accounts payable	1,845,618	30,145	1,355,095	3,230,858	7,506
Accrued liabilities	46,573	35,172	6,087	87,832	-
Compensated absences	344,923	147,366	56,680	548,969	-
Current portion of note payable	-	-	13,049	13,049	-
Claims liability	-	-	-	-	665,526
Current portion of revenue bonds payable	4,128,464	-	-	4,128,464	-
Customer deposits	522,279	-	1,060	523,339	-
Other current liabilities	925,732	-	-	925,732	-
Total current liabilities	7,813,589	212,683	1,431,971	9,458,243	673,032
Non-current liabilities:					
Note payable	-	-	47,725	47,725	-
Revenue bonds payable, net	39,332,502	-	-	39,332,502	-
OPEB liability	161,779	118,055	45,910	325,744	-
Total non-current liabilities	39,494,281	118,055	93,635	39,705,971	-
Total liabilities	47,307,870	330,738	1,525,606	49,164,214	673,032
DEFERRED INFLOWS OF RESOURCES					
Pension plan	-	64,457	93,912	158,369	-
OPEB plan	80,803	58,965	22,931	162,699	-
Leases	244,004	-	1,941,577	2,185,581	-
Total deferred inflows of resources	324,807	123,422	2,058,420	2,506,649	-
NET POSITION					
Net investment in capital assets	59,240,376	2,784,323	12,947,263	74,971,962	-
Restricted for net pension asset	923,837	655,420	445,842	2,025,099	-
Restricted for bond renewal and replacement	500,000	-	-	500,000	-
Restricted for statutory obligations	-	-	-	-	250,000
Unrestricted	10,687,189	1,226,519	4,847,687	16,761,395	1,999,437
TOTAL NET POSITION	$ 71,351,402	$ 4,666,262	$ 18,240,792	$ 94,258,456	$ 2,249,437

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
ALL PROPRIETARY FUND TYPES
Year Ended October 31, 2025

	Major Funds				
	Wastewater Fund	Transit Fund	Non-Major Funds	Total Proprietary Funds	Governmental Activities - Internal Service Funds
OPERATING REVENUES					
Charges for services	$ 14,558,422	$ 217,248	$ 1,450,938	$ 16,226,608	$ -
Miscellaneous	15,719	124,739	4,848	145,306	154,692
Premiums	-	-	-	-	5,838,203
Total operating revenues	14,574,141	341,987	1,455,786	16,371,914	5,992,895
OPERATING EXPENSES					
Personnel services	2,858,138	1,941,866	750,219	5,550,223	-
Contractual services	1,570,560	447,571	396,170	2,414,301	307,310
Claims expense	8,773	7,870	-	16,643	4,905,493
Materials and supplies	904,779	292,767	39,370	1,236,916	-
Repairs and maintenance	613,620	382,130	142,798	1,138,548	-
Utilities	604,696	30,083	41,177	675,956	-
Depreciation	4,022,793	495,170	1,173,598	5,691,561	-
Other operating expenses	34,183	42,309	2,721	79,213	3,484
Total operating expenses	10,617,542	3,639,766	2,546,053	16,803,361	5,216,287
OPERATING INCOME (LOSS)	3,956,599	(3,297,779)	(1,090,267)	(431,447)	776,608
NON-OPERATING REVENUES (EXPENSES)					
Gain on sale of capital assets	82,300	14,032	7,500	103,832	-
Interest income	302,444	9,844	190,100	502,388	30,766
Interest expense	(882,754)	-	-	(882,754)	-
Unrealized gain on investment	-	-	-	-	8,470
Intergovernmental	-	1,733,057	3,721,869	5,454,926	-
Total non-operating revenues (expenses)	(498,010)	1,756,933	3,919,469	5,178,392	39,236
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	3,458,589	(1,540,846)	2,829,202	4,746,945	815,844
Capital contributions, net	384,287	449,074	-	833,361	-
Transfers in	198,458	739,791	269,075	1,207,324	1,260,870
Transfers (out)	(652,299)	(66,465)	213,135	(505,629)	-
Change in net position	3,389,035	(418,446)	3,311,412	6,282,001	2,076,714
Net position, November 1, as previously reported	67,972,106	5,094,225	14,675,922	87,742,253	172,723
Restatement for correction of an error	-	-	259,432	259,432	-
Restatement - change in accounting principle (GASB 101)	(9,739)	(9,517)	(5,974)	(25,230)	-
Net position, November 1, as restated	67,962,367	5,084,708	14,929,380	87,976,455	172,723
NET POSITION, OCTOBER 31	$ 71,351,402	$ 4,666,262	$ 18,240,792	$ 94,258,456	$ 2,249,437

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

STATEMENT OF CASH FLOWS
ALL PROPRIETARY FUND TYPES
Year Ended October 31, 2025

	Major Funds				
	Wastewater Fund	Transit Fund	Non-Major Funds	Total Proprietary Funds	Governmental Activities - Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES					
Cash received from customers	$ 14,492,488	$ 214,188	$ 1,479,729	$ 16,186,405	$ 5,420,429
Cash received from other sources	15,719	124,739	4,848	145,306	154,692
Cash paid to vendors	(2,749,536)	(1,622,283)	(613,513)	(4,985,332)	(5,246,321)
Cash paid to employees	(2,775,610)	(1,881,857)	(784,364)	(5,441,831)	-
Net cash provided (used) by operating activities	8,983,061	(3,165,213)	86,700	5,904,548	328,800
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Net change in interfund balances	-	(991,967)	809,120	(182,847)	-
Transfers in	198,458	739,791	486,221	1,424,470	1,260,870
Transfers (out)	(652,299)	(66,465)	(4,011)	(722,775)	-
Net cash provided (used) by noncapital financing activities	(453,841)	(318,641)	1,291,330	518,848	1,260,870
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Grant proceeds for capital acquisitions	997,992	3,873,490	1,755,965	6,627,447	-
Purchases of capital assets	(4,875,471)	(219,169)	(3,271,764)	(8,366,404)	-
Proceeds from the sale of capital assets	82,300	14,032	7,500	103,832	-
Payments on long-term debt	(4,938,001)	-	(9,390)	(4,947,391)	-
Net cash provided (used) by capital and related financing activities	(8,733,180)	3,668,353	(1,517,689)	(6,582,516)	-
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest income	302,444	9,844	190,100	502,388	39,236
Investment purchases	-	-	-	-	(8,470)
Net cash provided by investing activities	302,444	9,844	190,100	502,388	30,766
Net change in cash and cash equivalents	98,484	194,343	50,441	343,268	1,620,436
Cash and cash equivalents, beginning of year	11,573,178	634	4,289,416	15,863,228	638,853
CASH AND CASH EQUIVALENTS, END OF YEAR	$ 11,671,662	$ 194,977	$ 4,339,857	$ 16,206,496	$ 2,259,289
Cash and cash equivalents	$ 8,788,774	$ 194,977	4,339,857	$ 13,323,608	2,254,695
Restricted cash	2,882,888	-	-	2,882,888	4,594
Total cash and cash equivalents	$ 11,671,662	$ 194,977	$ 4,339,857	$ 16,206,496	$ 2,259,289
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES					
Operating income (loss)	$ 3,956,599	$ (3,297,779)	$ (1,090,267)	$ (431,447)	$ 776,608
Adjustments:					
Depreciation	4,022,793	495,170	1,173,598	5,691,561	-
(Increase) decrease in assets and deferred outflows of resources:					
Accounts receivable	(82,538)	(3,060)	28,791	(56,807)	(417,774)
Lease receivable	56,444	-	82,282	138,726	-
Other assets	14,076	-	-	14,076	-
Prepaid expenses	4,880	(362,968)	5,561	(352,527)	-
Net pension plan asset	269,570	164,029	75,909	509,508	-
Pension plan	(103,631)	(33,941)	(24,882)	(162,454)	-
OPEB plan	8,475	4,658	3,932	17,065	-
Increase (decrease) in liabilities and deferred inflows of resources:					
Accounts payable	579,269	(56,585)	116,265	638,949	(3,154)
Accrued expenses	(28,165)	(10,266)	(10,242)	(48,673)	-
Compensated absences	4,564	(339)	(48,770)	(44,545)	-
Unearned revenues	-	-	(56,065)	(56,065)	-
Customer deposits	16,604	-	-	16,604	-
Other current liabilities	332,406	-	-	332,406	(26,880)
OPEB liability	(35,548)	(20,607)	(15,422)	(71,577)	-
Pension plan	(68,047)	(70,522)	(23,461)	(162,030)	-
OPEB plan	35,310	26,997	8,791	71,098	-
Deferred inflow - leases	-	-	(139,320)	(139,320)	-
Net cash provided (used) by operating activities	$ 8,983,061	$ (3,165,213)	$ 86,700	$ 5,904,548	$ 328,800

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

STATEMENT OF FIDUCIARY NET POSITION
October 31, 2025

	Custodial Fund
	TIF Redevelopment Fund
ASSETS	
Cash and cash equivalents	$ 2,077
Accounts receivable	5,212
Total assets	$ 7,289
LIABILITIES & NET POSITION	
LIABILITIES	
Due to other entities	$ 5,212
Total liabilities	5,212
NET POSITION	
Restricted for developers	2,077
Total net position	2,077
Total liabilities and net position	$ 7,289

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
Year Ended October 31, 2025

	Custodial Fund
	TIF Redevelopment Fund
ADDITIONS	
Tax collections for developers	$ 777,431
Total additions	777,431
DEDUCTIONS	
Payment of taxes to developers	780,226
Total deductions	780,226
Change in net position	(2,795)
Net position, November 1	4,872
NET POSITION, OCTOBER 31	$ 2,077

The notes to the financial statements are an integral part of these statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following is a summary of significant accounting policies employed in the preparation of the accompanying financial statements, as presented on the basis set forth in Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments* (GASB 34).

A. Reporting Entity

The City of Jefferson (the City) operates under the Mayor-Council form of government with the Council consisting of the Mayor and ten Council members who are elected on a nonpartisan basis. The City provides a variety of government services to residents.

The City, for financial reporting purposes, includes all the funds relevant to the operations of the City. The financial statements presented herein do not include entities which have been formed under applicable state laws or separate and distinct units of government apart from those that have been determined not to be component units as defined by GASB Statement No. 61, *The Financial Reporting Entity*.

In evaluating how to define the government for financial reporting purposes, management has considered all potential component units. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. Financially accountable means the primary government can impose its will or the component unit may provide financial benefits or impose a burden on the primary government. In addition, component units can be other organizations for which the nature and significance of the relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Based on the criteria, the City has one discretely presented component unit – the Jefferson City Convention and Visitors Bureau (JCCVB) – and the City is not a component unit of any other governmental entity. Information relating to the JCCVB may be obtained by writing to 700 E. Capital Avenue, Jefferson City, MO 65101.

B. Fund Accounting

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

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

Separate fund financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, although the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual proprietary funds are reported as separate columns in the fund financial statements.

The City uses funds to report its financial position and results of its operations in the fund financial statements. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts. Funds are classified into three categories: governmental, proprietary, and fiduciary.

The City reports the following major governmental funds:

General Fund – This fund is the main operating fund of the City, and it accounts for all financial resources not accounted for in other funds. All general tax revenues and other receipts that are not restricted by law or contractual agreement to be accounted for in other funds are accounted for in this fund. General operating expenditures, fixed charges and capital improvements that are not paid through other funds are paid from the General Fund.

Park Fund – This special revenue fund accounts for revenue sources from the operations of parks and recreation and sales taxes specifically designated for parks and recreation that are legally restricted to expenditures for specific purposes including major capital improvements.

Public Safety Tax Fund – This special revenue fund accounts for revenue from a sales tax specifically designated for public safety that is legally restricted to expenditures for the benefit of public safety.

Capital Improvement Tax Fund – This capital project fund accounts for the acquisition of capital assets and the construction of capital projects not being financed by the City's other funds.

The City reports the following major proprietary funds:

Wastewater Fund – This enterprise fund accounts for the activities of the sewage treatment plant, sewage pumping and collection systems.

Transit Fund – This enterprise fund accounts for the operations of bus fixed route and handicap public transit.

The City reports the following fiduciary fund:

TIF Redevelopment Fund – This custodial fund is used as a clearing account for tax increment financing.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

Government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60-days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, interest and principal on general long-term debt is recognized when due.

Taxes, interest, and revenues from other governmental units associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are measurable and available only when cash is received by the City.

Proprietary funds distinguish operating income and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's ongoing operations. Operating expenses include the costs of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The City's general spending prioritization policy is to consider restricted resources to have been used first, followed by committed, assigned, and unassigned amounts when expenditures have been incurred for which resources in more than one classification could be used.

Interfund balances and transfers are not carried forward to the government-wide presentation. Such eliminations have taken place in the process of incorporating fund data into the government-wide financial statements.

D. Budgets

Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America (GAAP). Annual appropriated budgets are adopted for all governmental funds. All annual appropriations lapse at year-end, except capital funds; capital funds not expended at fiscal year-end may be reappropriated to the subsequent budget year.

Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting – under which purchase orders, contracts, and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation – is utilized in the governmental funds. All encumbrances lapse at year-end.

E. Cash and Cash Equivalents

For purposes of the statement of cash flows, the City considers all certificates of deposit and investments with original maturities of three months or less to be cash equivalents. Because a statement of cash flows is prepared only for proprietary funds under GAAP, cash and cash equivalents are distinguished only for those funds.

F. Investments

Investments consist of U.S. Treasury securities and are stated at fair value.

G. Accounts Receivable

Accounts receivable result primarily from the City providing utilities and other services to its residents. Accounts receivable are reported net of an estimated allowance for uncollectible accounts.

H. Leases Receivable

The City recognizes a lease receivable at the present value of the lease payments expected to be received during the lease term on a lease contract where the City is the lessor. The lease receivable is reduced by the principal portion of lease payments.

I. Interfund Balances

During operations, numerous transactions occur between individual funds for goods provided or services rendered. The resulting receivables and payables are classified as "interfund balances" on the governmental funds balance sheet and the proprietary funds statement of net position.

J. Inventory

Inventory, which consists of vehicle parts and accessories for the transit system and City vehicles, is stated at cost using the first-in, first-out method.

K. Capital Assets

Capital assets are reported in the applicable governmental or business-type activities' columns on the government-wide statement of net position and in the proprietary funds statement of net position.

Capital assets for all funds are defined as assets with an initial, individual cost of $10,000 or more and an estimated useful life of more than one year. Such assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not enhance functionality or materially extend the life of an asset are not capitalized. Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Buildings	10 – 50 years
Improvements other than buildings	7 – 10 years
Wastewater plant and system	40 – 50 years
Machinery and equipment	5 – 20 years
Furniture and fixtures	5 – 10 years
Motor vehicles	5 – 15 years
Infrastructure:	
Streets and stormwater drainage	35 years
Sidewalks and trails	30 years
Street lighting	30 years
Traffic signals	20 years

L. Right-of-Use Asset and Liability

The City recognizes a right-of-use lease asset and liability at the present value of lease payments expected to be paid during the lease term. The right-of-use lease asset is amortized using the straight-line method over the lease term and the liability is reduced by the principal portion of the lease payments.

The City recognizes a right-of-use subscription asset and liability at the present value of subscription payments expected to be paid during the subscription term. The right-of-use subscription asset is amortized using the straight-line method over the subscription term and the liability is reduced by the principal portion of the subscription payments.

M. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

N. Compensated Absences

The City's personnel policy provides its employees with vacation and sick leave in varying amounts. In the event of termination, employees are paid for varying amounts of accrued vacation and sick leave. In accordance with GASB Statement No. 101, *Compensated Absences,* the City recognizes a liability for compensated absences for leave that has been earned but not yet used or paid. A liability is recorded for leave that is attributable to services already rendered, accumulates, and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The liability for compensated absences is measured using pay rates in effect at the end of the reporting period and includes salary-related payments. Compensated absences are accrued in the applicable governmental or business-type activities' columns on the government-wide statement of net position and in the proprietary fund statement of net position when earned.

O. Long-Term Obligations

General long-term obligations consist of the non-current portion of bonds and leases payable and other long-term liabilities. General long-term obligations are not reported as liabilities in governmental funds but are reported in the governmental activities' column on the government-wide statement of net position. In the government-wide and proprietary fund statements of net position, outstanding debt is reported as liabilities. The governmental fund financial statements recognize the proceeds of debt and premiums as other financing sources of the current period. Issuance costs are reported as expenditures. Long-term obligations expected to be financed from proprietary fund operations are accounted for in those funds.

P. Equity

In the governmental fund financial statements, equity is displayed in five components as follows:

> Nonspendable – This consists of amounts that are not in a spendable form or are legally or contractually required to be maintained intact.
>
> Restricted – This consists of amounts that are constrained to specific purposes by their providers, through constitutional or contractual provisions or by enabling legislation.
>
> Committed – This consists of amounts that can be used only for the specific purposes determined by a formal action (ordinance or resolution) of the government's highest level of decision-making authority (the City Council) by the end of the fiscal year. The City Council can, by adoption of a formal action prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the formal action remains in place until a similar action is taken to remove or revise the limitation.
>
> Assigned – This consists of amounts that are intended to be used by the government for specific purposes but do not meet the criteria to be classified as restricted or committed. The City Council can assign fund balance; however, an additional formal action does not have to be taken for the removal of the assignment.

Unassigned – This consists of amounts that are available for any purpose and can only be reported in the General Fund.

In the government-wide and proprietary fund financial statements, equity is displayed in three components as follows:

Net investment in capital assets – This consists of capital assets, net of accumulated depreciation, less the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

Restricted – This consists of amounts that are legally restricted by outside parties or by law through constitutional provisions or enabling legislation.

Unrestricted – This consists of amounts that do not meet the definition of "net investment in capital assets" or "restricted."

Q. Use of Estimates

The preparation of financial statements in accordance with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and revenues and expenses during the reporting period. Actual results could differ from those estimates.

R. Pensions

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

S. Subsequent Events

Events that have occurred subsequent to October 31, 2025, have been evaluated through April 2, 2026, which is the date the financial statements were available to be issued.

2. LEGAL COMPLIANCE – BUDGET

The City's policy is to prepare the operating budgets in accordance with GAAP. The City prepared budgets for all governmental fund types for the year ended October 31, 2025.

The City Council follows various procedures in establishing the budgetary data reflected in the financial statements. The City Administrator is responsible for preparing the annual operating budget and the five-year capital budget for all City operations and agencies for the Mayor's review, consideration and recommendation to the Council. The process begins at the department level in March and ends with adoption on or before October 31 of each year. The Mayor's proposed budget can only be adopted by majority action of the Council which must hold at least one public hearing prior to enactment. Controls are maintained to ensure compliance with the annual adopted budget which, in turn, must comply with state constitutional and statutory limits on tax levies. Budgetary control is maintained at the departmental level and supplemental appropriations require Council approval.

The reported budgetary data represents the final approved budget after amendments as adopted by the City Council. The budget was amended during the year.

3. CASH AND CASH EQUIVALENTS AND INVESTMENTS

Deposits

Missouri State Statutes authorize the City to deposit funds in obligations of the U.S. Treasury, federal agencies and instrumentalities, certificates of deposit, and repurchase agreements. Custodial credit risk for deposits is the risk that, in event of a bank failure, the government's deposits may not be returned to it. The City's deposit policy for custodial credit risk is set by statute. Statutes require that collateral pledged must have a fair value equal to 100% of the funds on deposit, less insured amounts. Collateral securities, which are of the same type as authorized for investment by the City, are limited to the following as prescribed by state statutes:

- Bonds of the State of Missouri, of the United States, or of any wholly owned corporation of the United States.
- Other short-term obligations of the United States.

The City maintains a cash and investment pool which is available for use by all funds for the purpose of increasing income through investment activities. Interest is allocated to the various funds based on average cash or investment balances. Each fund's portion of this pool is displayed on the statement of financial position as cash and cash equivalents or restricted cash in each fund's column.

The City's deposits are categorized to give an indication of the level of custodial risk assumed as of October 31, 2025. Deposits, categorized by level of custodial risk, were as follows as of October 31, 2025:

	Cash and Cash Equivalents	Petty Cash	Total
Bank balance			
Insured by the FDIC	$ 500,000	$ -	$ 500,000
Collateralized with securities pledged by the financial institution	45,120,745	-	45,120,745
	$ 45,620,745	$ -	$ 45,620,745
Carrying value	$ 45,297,300	$ 5,959	$ 45,303,259

A reconciliation of cash and cash equivalents as shown in the financial statements is as follows:

	Governmental Activities	Business-type Activities	Total
Cash and cash equivalents	$ 29,090,608	$ 13,323,608	$ 42,414,216
Restricted cash and cash equivalents	6,155	2,882,888	2,889,043
	$ 29,096,763	$ 16,206,496	$ 45,303,259

Investments

Missouri State Statutes and City ordinances authorize the City's investments. The City is authorized to invest in U.S. government obligations and its agencies or instrumentalities (excluding collateralized mortgage obligations, real estate mortgage investment conduits, or other principal or interest only obligations), obligations of any state or political subdivision of any state (pension funds), money market funds registered under the Investment Company Act of 1940, repurchase agreements, insured or collateralized certificates of deposit and money market funds.

The following summarizes the City's investments by type as of October 31, 2025:

	Governmental Activities	Business-type Activities	Total
U.S Treasury securities	$ 245,406	$ -	$ 245,406

Interest rate risk: Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City does not have a formal investment policy addressing interest rate risk.

The following summarizes the debt securities' maturities by investment type as of October 31, 2025:

	Investment Maturities (in years)			
	Less than 1	1-5	Over 5	Total
U.S Treasury securities	$ 245,406	$ -	$ -	$ 245,406

Credit risk: Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligation to the City. Due to the nature of the City's investments in U.S. government securities they are guaranteed.

Fair value disclosures: The City categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset and give the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

The fair value hierarchy is as follows:

Level 1 Valuation is based upon quoted prices (unadjusted) in active markets.

Level 2 Valuation is based upon quoted prices for similar assets or liabilities in active markets, quoted market prices for identical or similar assets or liabilities in inactive markets, inputs other than quoted prices that are observable for the asset or liability, or inputs that are derived principally from or corroborated by observable market data by correlation or other means. Observable inputs may include interest rates, foreign exchange rates, and yield curves that are observable at commonly quoted intervals.

Level 3 Valuations derived from valuation techniques in which significant inputs are unobservable. Valuation is based on methodologies that are unobservable and significant to the fair value measure. These may be generated from model-based techniques that use at least one significant assumption based on unobservable inputs for the asset or liability, which are typically based on an entity's own assumptions, as there is little, if any, related market activity.

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. The City's assessment of the significance of a particular input to the fair value measurement in its entirety requires judgment and considers factors specific to the asset or liability. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The following is a description of valuation methodologies used for assets recorded at fair value.

U.S. Treasury securities: Valued at the closing price reported in the market in which the individual security is traded.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the City believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

The following summarizes the City's assets measured at fair value as of October 31, 2025, aggregated by the level in the fair value hierarchy within which those measurements fall:

Investment Type	Level 1	Level 2	Level 3	Total
U.S Treasury securities	$ 245,406	$ -	$ -	$ 245,406

4. PROPERTY TAX

Property tax revenue is recognized independent of receivable recognition. A receivable is recognizable as of the lien date when the City has an enforceable legal claim while revenue is recognized in the period for which the taxes are levied. Receivables recognized prior to that period are recorded as unavailable revenue in both the government-wide and fund statements. Delinquent taxes expected to be received later than 60 days after the close of the fiscal year are classified as unavailable revenue within the governmental fund financial statements because they do not meet the criteria of being available as described in Note 1.

The City's property tax is levied by the Counties of Cole and Callaway on October 1 on the value of all real and personal property located in the City as of the prior January 1, the lien date. Taxes are billed by November 1 and are considered delinquent after December 31. Property taxes levied in the fiscal year are recognized as a receivable as of that fiscal year end, but the revenue is not recognized until the following fiscal year because the levy ordinance specifies the taxes are being levied for use in the next fiscal year. Accordingly, those amounts are included as unavailable revenue in both the government-wide and fund financial statements.

For the 2024 calendar year:

	Tax Levies (per $100 assessed valuation)	
Assessed Valuation	General Revenue $0.4600	Firemen Retirement $0.0961
Real estate	$ 727,273,822	$ 727,273,822
Personal property	224,018,589	224,018,589
Railroad and utilities	44,520,717	44,520,717
	$ 995,813,128	$ 995,813,128

5. LEASES RECEIVABLE

Governmental Activities

In August 2000, the City entered into a lease agreement with T-Mobile USA Tower LLC for use of the tower located at Fire Station #4. The initial term of the lease was for 5-years beginning August 31, 2000, and called for annual rental payments. The lease is renewable for nine 5-year terms through August 31, 2050, with an increase in rent at the time of each 5-year renewal. The implied interest rate on the lease is 7.6%.

In July 2013, the City entered into a lease agreement with New Cingular Wireless PCS, LLC for use of the tower located at Hyde Park. The initial term of the lease was for 5-years beginning July 1, 2013, and called for monthly rental payments. The lease is renewable for four 5-year terms through July 1, 2038, with an increase in rent at the time of each 5-year renewal. The implied interest rate on the lease is 1.4%.

In September 2014, the City entered into a lease agreement with American Towers LLC for use of the tower located at Fire Station #1. The initial term of the lease was for 5-years beginning September 15, 2014, and called for annual rental payments. The lease is renewable for five 5-year terms through September 15, 2044, with an increase in rent at the time of each 5-year renewal. The implied interest rate on the lease is 2.2%.

For accounting purposes, the leases qualify to be recognized as leases receivable at the present value of the lease payments expected to be received during the lease terms.

Future lease revenue for the years ending October 31, is as follows:

	Principal	Interest	Total
2026	$ 30,898	$ 37,543	$ 68,441
2027	31,413	37,026	68,439
2028	39,384	36,502	75,886
2029	41,670	35,802	77,472
2030	45,668	35,086	80,754
Thereafter	939,662	377,564	1,317,226
	$ 1,128,695	$ 559,523	$ 1,688,218

Business-type Activities

In May 2015, the City entered into a lease agreement with Warhawk Limited LLC for the use of property at the airport. The initial term of the lease was for 5-years beginning May 31, 2015, and called for annual rental payments. The lease is renewable for four 5-year terms through May 31, 2040, with an increase in rent at the time of each 5-year renewal. The implied interest rate on the lease is 1.8%.

In April 2016, the City entered into a lease agreement with SNK Real Property Holdings, Inc. for the use of property at the airport. The initial term of the lease was for 5-years beginning April 1, 2016, and called for annual rental payments. The lease is renewable for four 5-year terms through April 1, 2041, with an increase in rent at the time of each 5-year renewal. The implied interest rate on the lease is 1.8%.

In October 2017, the City entered into a lease agreement with Abbott Aircraft Sales & Service LLC for the use of property at the airport. The initial term of the lease was for 5-years beginning October 31, 2017, and called for annual rental payments. The lease is renewable for five 5-year terms through October 31, 2047, with an increase in rent at the time of each 5-year renewal. The implied interest rate on the lease is 2.2%.

In June 2018, the City entered into a lease agreement with Jefferson City Aviation for the use of property at the airport. The initial term of the lease was for 5-years beginning June 1, 2018, and called for monthly rental payments. The lease is renewable for five 5-year terms through June 1, 2048, with an increase in rent at the time of each 5-year renewal. The implied interest rate on the lease is 3.4%.

In May 2019, the City entered into a lease agreement with Jefferson City Aviation for the use of property at the airport. The initial term of the lease was for 5-years beginning May 1, 2019, and called for annual rental payments. The lease is renewable for four 5-year terms through May 1, 2044, with an increase in rent at the time of each 5-year renewal. The implied interest rate on the lease is 2.8%.

In November 2012, the City entered into a lease agreement with the Jefferson City Hangar Association, Inc. for the use of property at the airport. The term of the lease is for 20-years beginning November 1, 2012, and calls for annual rental payments. The implied interest rate on the lease is 1.0%.

In November 2022, the City entered into a lease agreement with the Central Missouri Realty Company for the use of property at the airport. The initial term of the lease was for 5-years beginning November 1, 2022, and called for annual rental payments. The lease is renewable for four 5-year terms through November 1, 2047, with an increase in rent at the time of each 5-year renewal. The implied interest rate on the lease is 4.8%.

In January 2024, the City entered into a lease agreement with Fischer Grain Farms for the use of properties at the airport and wastewater plant. The initial term of the lease was for 1-year beginning January 1, 2024, and called for annual rental payments. The lease is renewable for four 1-year terms through January 1, 2029, with an increase in rent at the time of each 1-year renewal. The implied interest rate on the lease is 5.2%.

In January 2024, the City entered into another lease agreement with Fischer Grain Farms for the use of properties at the airport and wastewater plant. The initial term of the lease was for 1-year beginning January 1, 2024, and called for annual rental payments. The lease is renewable for four 1-year terms through January 1, 2029, with an increase in rent at the time of each 1-year renewal. The implied interest rate on the lease is 5.2%.

In August 2024, the City entered into a lease agreement with the State of Missouri Department of Conservation for the use of property at the airport. The initial term of the lease was for 5-years beginning August 1, 2024, and called for annual rental payments. The lease is renewable for five 5-year terms through August 1, 2054, with an increase in rent at the time of each 1-year renewal. The implied interest rate on the lease is 5.2%.

For accounting purposes, the leases qualify to be recognized as leases receivable at the present value of the lease payments expected to be received during the lease terms.

Future lease revenue for the years ending October 31, is as follows:

	Principal	Interest	Total
2026	$ 143,287	$ 86,223	$ 229,510
2027	152,736	79,900	232,636
2028	162,297	73,188	235,485
2029	173,656	66,069	239,725
2030	58,619	58,451	117,070
Thereafter	1,759,374	651,413	2,410,787
	$ 2,449,969	$ 1,015,244	$ 3,465,213

6. CAPITAL ASSETS

Capital asset activity for the year ended October 31, 2025, was as follows:

Governmental activities:	Balance November 1, 2024 (as restated)	Additions	Retirements	Transfers	Balance October 31, 2025
Capital assets, not being depreciated:					
Land	$ 16,880,902	$ 14,520	$ 126,650	$ -	$ 16,768,772
Easements	511,913	-	-	-	511,913
Construction in progress	2,726,876	10,328,473	-	(5,287,491)	7,767,858
Total capital assets, not being depreciated	20,119,691	10,342,993	126,650	(5,287,491)	25,048,543
Capital assets, being depreciated/amortized:					
Buildings	31,214,716	-	-	-	31,214,716
Improvements other than buildings	36,124,974	738,735	-	3,552,677	40,416,386
Machinery and equipment	25,496,441	2,192,695	205,873	36,248	27,519,511
Infrastructure	210,138,834	-	-	1,734,814	211,873,648
Right-of-use lease assets	742,207	-	-	-	742,207
Right-of-use SBITA assets	904,130	105,826	-	-	1,009,956
Total capital assets, being depreciated/amortized	304,621,302	3,037,256	205,873	5,323,739	312,776,424
Less accumulated depreciation for:					
Buildings	13,583,197	707,860	-	-	14,291,057
Improvements other than buildings	20,136,143	2,614,063	-	-	22,750,206
Machinery and equipment	17,526,510	1,655,574	175,006	(102,294)	18,904,784
Infrastructure	132,141,006	3,899,070	-	-	136,040,076
Less accumulated amortization for:					
Right-of-use lease assets	345,831	204,838	-	-	550,669
Right-of-use SBITA assets	354,515	258,293	-	-	612,808
Total accumulated depreciation/ amortization	184,087,202	9,339,698	175,006	(102,294)	193,149,600
Total capital assets being depreciated/amortized, net	120,534,100	(6,302,442)	(30,867)	5,426,033	119,626,824
Total capital assets, net	$ 140,653,791	$ 4,040,551	$ (157,517)	$ 138,542	$ 144,675,367

Business-type activities:	Balance November 1, 2024 (as restated)	Additions	Retirements	Transfers	Balance October 31, 2025
Capital assets, not being depreciated:					
Land	$ 5,857,308	$ 351,438	$ -	$ -	$ 6,208,746
Easements	67,374	-	-	-	67,374
Construction in progress	8,414,518	15,395,097	-	(158,726)	23,650,889
Total capital assets, not being depreciated	14,339,200	15,746,535	-	(158,726)	29,927,009
Capital assets, being depreciated:					
Buildings	82,777,259	-	-	-	82,777,259
Improvements other than buildings	16,408,149	-	-	158,726	16,566,875
Machinery and equipment	12,603,800	1,494,185	375,443	102,294	13,824,836
Distribution and collection	77,589,267	384,287	-	-	77,973,554
Total capital assets, being depreciated	189,378,475	1,878,472	375,443	261,020	191,142,524
Less accumulated depreciation for:					
Buildings	34,388,651	1,723,942	-	-	36,112,593
Improvements other than buildings	11,527,344	1,161,299	-	-	12,688,643
Machinery and equipment	8,897,819	942,328	375,443	102,294	9,566,998
Distribution and collection	42,356,654	1,863,992	-	-	44,220,646
Total accumulated depreciation	97,170,468	5,691,561	375,443	102,294	102,588,880
Total capital assets being depreciated, net	92,208,007	(3,813,089)	-	158,726	88,553,644
Total capital assets, net	$ 106,547,207	$ 11,933,446	$ -	$ -	$ 118,480,653

Depreciation expense was charged to functions/programs as follows:

Governmental activities:	
Primary government:	
General government	$ 706,891
Public safety	1,610,823
Community development	4,470,085
Parks and recreation	2,551,899
Total depreciation and amortization expense - governmental activities	$ 9,339,698
Business-type activities:	
Wastewater	$ 4,022,793
Transit	495,170
Airport	1,046,162
Parking	127,436
Total depreciation expense - business-type activities	$ 5,691,561

7. LEASE LIABILITIES

In June 2023, the City entered into a lease agreement with Turn-Key Mobile, Inc. for the use of body cameras for public safety. The initial term of the lease was for 3-years beginning June 1, 2023, and calls for annual rental payments. The implied interest rate on the lease is 4.2%.

In November 2023, the City entered into a lease agreement with M & M Golf Cars, LLC for the use of golf carts at the golf course. The initial term of the lease was for 1-year beginning November 1, 2023, and called for monthly rental payments. The lease is renewable for four 1-year terms through November 1, 2028. The implied interest rate on the lease is 5.0%.

See Note 6 for additional information regarding the right-of-use assets related to these leases.

The following is a schedule of the future minimum lease payments and the present value of the minimum lease payments as of October 31:

2026	$	73,008
2027		73,008
2028		71,196
Total minimum lease payments		217,212
Less: amount representing interest		(16,027)
Present value of minimum lease payments	$	201,185

8. SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS (SBITAs)

The City has entered into various subscription-based information technology arrangements, which primarily involve the procurement of software and other IT-related services. These arrangements are generally structured as multi-year contracts, where the City pays periodic fees for access to software, platforms, or services, which are generally not owned by the City.

See Note 6 for additional information regarding the right-of-use assets related to these contracts.

The following are the schedules of the future minimum SBITA payments and the present value of minimum SBITA payments as of October 31:

2026	$	238,489
2027		113,133
2028		75,089
2029		25,328
Total minimum SBITA payments		452,039
Less: amount representing interest		(36,692)
Present value of minimum SBITA payments	$	415,347

9. LONG-TERM DEBT

The following is a summary of the City's long-term debt transactions for the year ended October 31, 2025:

	Beginning Balance	Additions	Retirements	Ending Balance	Amount Due In One Year
Governmental activities:					
Special obligation bonds:					
Series 2019	$ 5,790,000	$ -	$ 320,000	$ 5,470,000	$ 330,000
Series 2019 - premium	123,603	-	8,333	115,270	8,333
Notes payable	1,508,587	2,448,324	666,209	3,290,702	780,949
Total governmental activities	7,422,190	2,448,324	994,542	8,875,972	1,119,282
Business-type activities:					
Revenue bonds:					
Series 2005A	345,000	-	345,000	-	-
Series 2005C	1,465,000	-	715,000	750,000	750,000
Series 2008A	1,425,000	-	255,000	1,170,000	265,000
Series 2012	7,683,100	-	777,500	6,905,600	795,400
Series 2014	6,355,000	-	495,000	5,860,000	510,000
Series 2016	8,265,000	-	580,000	7,685,000	600,000
Series 2020	4,445,000	-	360,000	4,085,000	370,000
Series 2023	3,895,000	-	130,000	3,765,000	135,000
Series 2024	4,887,460	7,853,200	307,000	12,433,660	622,000
Revenue bonds - premiums	897,453	-	90,747	806,706	81,064
Notes payable	-	70,164	9,390	60,774	13,049
Total business-type activities	39,663,013	7,923,364	4,064,637	43,521,740	4,141,513
	$ 47,085,203	$ 10,371,688	$ 5,059,179	$ 52,397,712	$ 5,260,795

Governmental Activities

Special Obligation Bonds

In November 2019, the City Council approved the issuance of a Series 2019 special obligation bond for the purpose of financing various repairs, replacements, improvements, renovations, expansions and additions for the City's parks system. The special obligation bond was issued at a premium, which will be amortized over the life of the bond.

The following summarizes the special obligation bond:

	Original Amount	Interest Rate	Maturity Date	Balance October 31, 2025
Series 2019	$ 7,305,000	2.0-3.0%	9/1/2039	$ 5,470,000

Future principal and interest payments on the special obligation bond for the years ending October 31, are as follows:

	Principal	Interest	Total
2026	$ 330,000	$ 138,868	$ 468,868
2027	340,000	128,968	468,968
2028	350,000	118,768	468,768
2029	360,000	108,268	468,268
2030	370,000	101,068	471,068
2031-2035	1,965,000	375,910	2,340,910
2036-2039	1,755,000	117,848	1,872,848
	$ 5,470,000	$ 1,089,698	$ 6,559,698

Notes Payable

In May 2017, the City entered into a note payable in the amount of $5,037,541 for the purchase of a fire apparatus. The note requires annual principal and interest (2.45%) payments. Future principal and interest payments on the note for the years ending October 31, are as follows:

	Principal	Interest	Total
2026	$ 336,422	$ 25,382	$ 361,804
2027	344,679	17,126	361,805
2028	353,138	8,667	361,805
	$ 1,034,239	$ 51,175	$ 1,085,414

In April 2023, the City entered into a note payable in the amount of $119,470 for the purchase of a tractor and several mowers for the parks system. The note requires annual principal and interest (4.85%) payments. Future principal and interest payments on the note for the year ending October 31, are as follows:

	Principal	Interest	Total
2026	$ 41,615	$ 2,018	$ 43,633

In May 2023, the City entered into a note payable in the amount of $94,585 for the purchase of a commercial mower for the parks system. The note requires annual principal and interest (4.90%) payments. Future principal and interest payments on the note for the year ending October 31, are as follows:

	Principal	Interest	Total
2026	$ 32,981	$ 1,616	$ 34,597

In February 2025, the City entered into three notes payable agreements in the aggregate amount of $2,518,488 for the purchase of vehicles and equipment for use by various City departments. The individual principal amounts of the notes are $1,086,066; $583,979; and $848,443; respectively. The City allocated the $848,443 note payable between its governmental activities ($778,279) and business-type activities ($70,164), as the underlying equipment are utilized by each. The notes require quarterly principal and interest (ranging from 5.54% to 6.01%) payments.

Future principal and interest payments on the notes for the year ending October 31, are as follows:

	Principal	Interest	Total
2026	$ 369,931	$ 117,944	$ 487,875
2027	391,274	96,601	487,875
2028	413,851	74,025	487,876
2029	313,306	51,852	365,158
2030	152,696	37,221	189,917
2031-2035	540,809	76,036	616,845
	$ 2,181,867	$ 453,679	$ 2,635,546

Business-type Activities

Revenue Bonds

In November 2000, voters approved $52,000,000 of Sewerage System Revenue Bonds for improving and extending the City's sewerage system. The cost of operation and maintenance of the sewerage system is to be paid solely from the revenues derived by the City from the operation of its sewer system. A 29% increase in sewer fees was effective June 1, 2001, with an additional 4% increase annually for 9-years was required to finance the proposed sewer projects. In July 2009, the City Council approved an additional 27% increase in sewer fees effective June 1, 2010, in lieu of the 4%. In November 2010, the voters approved issuance of Sewerage System Revenue Bonds in the amount of $35,000,000 to finance the sanitary sewer system improvements from 2011 through 2017. This change increased the charges to customers by 5% annually from 2011 through 2014, and 6% annually from 2015 through 2017. In June 2021, the City Council approved an additional 2% increase in sewer fees effective July 1, 2021, and increased the charges to customers 5% annually from 2022 through 2027. The following bond issues were part of the previously noted voter approvals:

In November 2002, the City issued $5,555,000 of Series 2002 certificates of participation to acquire, construct, improve, and install the sewerage system. In November 2005, the City refunded the balance and issued $10,105,000 of Series 2005C.

In May 2002, the City issued $4,600,000 of Series 2005A certificates of participation to acquire, construct, improve, and install the sewerage system. This certificate of participation was paid off during fiscal year 2025.

In October 2008, the City issued $3,900,000 of Series 2008A certificates of participation to acquire, construct, improve, and install the sewerage system.

In November 2012, the City issued $15,000,000 of Series 2012 certificates of participation to acquire, construct, improve, and install the sewerage system.

In May 2014, the City issued $9,940,000 of Series 2014 certificates of participation to acquire, construct, improve, and install the sewerage system.

In June 2016, the City issued $9,380,000 of Series 2016 certificates of participation to acquire, construct, improve, and install the sewerage system.

In August 2020, the City refunded the balance of a Series 2010B certificate of participation and issued $5,625,000 of Series 2020 to acquire, construct, improve, and install the sewerage system.

In April 2022, the voters approved issuance of Sewerage System Revenue Bonds in the amount of $44,000,000 to finance the sanitary sewer system improvements. The following bond issues were part of the previously noted voter approvals:

In August 2023, the City issued $4,000,000 of Series 2023 certificates of participation to acquire, construct, improve, and install the sewerage system.

In fiscal year 2024, the City issued a portion of the Series 2024 certificates of participation to acquire, construct, improve, and install the sewerage system, not to exceed $14,132,000.

Several of the revenue bonds listed above were issued at a premium, which will be amortized over the life of the bonds.

The following summarizes the revenue bonds:

	Original Amount	Interest Rate	Maturity Date	Balance October 31, 2025
Series 2005A	$ 4,600,000	3.0-5.0%	7/1/2025	$ -
Series 2005C	10,105,000	3.25-5.25%	7/1/2026	750,000
Series 2008A	3,900,000	4.0-5.75%	1/1/2029	1,170,000
Series 2012	15,000,000	1.27%	7/1/2033	6,905,600
Series 2014	9,940,000	2.0-3.5%	7/1/2035	5,860,000
Series 2016	9,380,000	3.00%	7/1/2036	7,685,000
Series 2020	5,625,000	2.0-4.0%	9/1/2035	4,085,000
Series 2023	4,000,000	4.0-5.0%	7/1/2043	3,765,000
Series 2024	14,132,000	1.20%	7/1/2044	12,433,660
				$ 42,654,260

Future principal and interest payments on the certificates of participation for the years ending October 31, are as follows:

	Principal	Interest	Total
2026	$ 4,047,400	$ 1,022,483	$ 5,069,883
2027	3,392,200	903,362	4,295,562
2028	3,491,000	815,920	4,306,920
2029	3,592,800	725,251	4,318,051
2030	3,357,600	645,218	4,002,818
2031-2035	16,187,600	2,088,933	18,276,533
2036-2040	5,828,000	670,724	6,498,724
2041-2044	2,757,660	159,428	2,917,088
	$ 42,654,260	$ 7,031,319	$ 49,685,579

All the City's Sewerage System Revenue Bonds, except for the 2014, 2016, 2020, and 2023 bonds, were participants in the State of Missouri Department of Natural Resources (DNR) Revolving Fund – Leverage Loan Program (Capitalization Grant Agreement). The Revolving Fund Program provides security for the revenue bonds participating in the program. As disbursements are made to the City from the restricted construction bond funds, DNR deposits additional funds into a Reserve Account. Funds on deposit in the Reserve Account (other than interest earnings) secure only a portion of the revenue bonds (70%). As the City makes principal payments on the related revenue bonds, an equivalent amount is repaid to DNR from the Reserve Account. The City assigns its right, title and interest in the Reserve Account to the State Environment Improvement and Energy Resources Authority to secure the City's Sewerage System Revenue Bonds.

The State Constitution permits a city, by vote of two-thirds of the voting electorate, to incur general obligation indebtedness for "city purposes" not to exceed 10% of the assessed value of taxable tangible property and to incur additional general obligation indebtedness not to exceed, in the aggregate, an additional 10% of the assessed value of taxable tangible property, for the purpose of acquiring rights-of-way, construction, extending and improving streets and avenues and/or sanitary or storm wastewater systems, and purchasing or constructing waterworks, electric or other light plants, provided that the total general obligation indebtedness of the City does not exceed 20% of the assessed valuation of taxable property. Based on the assessed valuation as of January 1, 2024, of $1,055,161,937, the constitutional total general obligation debt limit for "city purposes" was $211,032,387 which provides a general obligation debt margin of $211,032,387.

Note Payable

In February 2025, the City entered into three notes payable agreements in the aggregate amount of $2,518,488 for the purchase of vehicles and equipment for use by various City departments, as noted above. The City allocated one of the notes payable, issued for $848,443, between its governmental activities ($778,279) and business-type activities ($70,164), as the underlying equipment is utilized by each. The note requires quarterly principal and interest (5.54%) payments. Future principal and interest payments on the note for the year ending October 31, are as follows:

	Principal	Interest	Total
2026	$ 13,049	$ 3,099	$ 16,148
2027	13,787	2,361	16,148
2028	14,567	1,581	16,148
2029	15,391	757	16,148
2030	3,980	55	4,035
	$ 60,774	$ 7,853	$ 68,627

10. PLEDGED REVENUES

The payment of the principal and interest on the Series 2019 parks system special obligation bond is subject to annual appropriations by the City Council. Pursuant to the Bond Ordinance, the City Council has directed the City Administrator, the Director of Finance or any other officer of the City at any time charged with the responsibility of formulating budget proposals to include in each annual budget appropriation of the amount necessary (after considering any moneys legally available for such purpose) to pay debt service on the bond. However, the City Council is not required or obligated to make any such annual appropriation and the decision whether to appropriate such funds will be solely within the discretion of the current City Council. No property of the City is pledged or encumbered, and no reserve fund has been established, as security for payment of the bond. It is the current intention of the City to satisfy its obligations to make debt service payments on the Series 2019 parks system special obligation bond, subject to annual appropriation by the City Council, from revenues generated by the City's 0.50% local parks sales tax. However, the City's obligation to make such debt service payments is not limited to the revenues generated from the 0.50% local parks sales tax, and the local parks sales tax revenue cannot be pledged for the payment of the bond.

The City has pledged future sanitary sewer operating revenue, net of specified operating expenses, to repay $42,654,260 in Sewerage System Revenue Bonds, which are payable solely from sanitary sewer net revenues and are payable through 2043. Annual principal and interest payments on the bonds have required on average 50-60% of net revenue. The total principal and interest remaining to be paid on these bonds is $49,685,579. Principal and interest paid for the current year and total net sanitary sewer revenues for the current year were $4,938,001 and $8,946,871, respectively.

11. CONDUIT DEBT

The City has issued industrial revenue bonds to provide funds to assist companies within the City to acquire and construct facilities for manufacturing and industrial development purposes. The City has issued and sold these bonds to financial institutions. The companies are required to make regular principal and interest payments to the financial institutions over the maturity of the bonds. The original issuance amount of these revenue bonds totaled $155,750,000 as of October 31, 2025. The outstanding balance on the bonds was $56,608,065 as of October 31, 2025.

The City has no liability for repayment of these revenue bonds; accordingly, they have not been recorded in the accompanying financial statements. Security for the bondholders consists of the unconditional obligation of the borrowers to repay the bonds.

12. INTERGOVERNMENTAL REVENUE

The City receives significant financial assistance from numerous federal, state, and local governmental agencies in the form of grants. Federal grants and assistance awards made based on entitlement periods are recorded as intergovernmental receivables and revenues when entitlement occurs. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the General Fund or other applicable funds. However, in the opinion of management, any such disallowed claims will not have a material effect on any of the financial statements or the individual fund-types included herein or on the overall financial position of the City as of October 31, 2025.

13. PENSION PLAN

General Information about the Pension Plan

The following information is presented in accordance with GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, as amended by GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date*.

Plan Description

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

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 for a general employee and age 55 for a police, fire, or public safety employee 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 if a general employee or age 50 if a police, fire, or public safety employee and receive a reduced allowance.

The benefit provisions adopted by the City are as follows:

	2025 Valuation
Benefit multiplier	2% for life
Final average salary	3 years
Member contributions	0%

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

Employees Covered by Benefit Terms

As of June 30, 2025, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	386
Inactive employees entitled to but not yet receiving benefits	157
Active employees	391
Total	934

Contributions

The City 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 City do not contribute to the pension plan. For the year ended October 31, 2025, the City's contribution rates were 11.1% (General), 18.0% (Police), and 52.0% (Fire) of annual covered payroll.

Net Pension Liability/(Asset)

The City's net pension liability/(asset) was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability/(asset) was determined by an actuarial valuation as of February 28, 2025.

Actuarial Assumptions

The total pension liability in the February 28, 2025, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75% wage inflation; 2.25% price inflatior
Salary increase	2.75% to 6.75%, including inflation*
Investment rate of return	7.00%, net of investment expenses

*2.75% - 6.55%, including inflation, for Police and 2.75% - 7.15%, including inflation, for Fire.

Mortality rates were based on the PubG-2010 Retiree, PubNS-2010 Disabled Retiree, and the PubG-2010 Employee mortality tables.

The actuarial assumptions used in the February 28, 2025, valuation were based on the results of an actuarial experience study for the period March 1, 2015 through February 29, 2020.

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

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Alpha	5.00%	1.76%
Equity	39.00%	3.39%
Fixed income	23.00%	3.54%
Real assets	33.00%	2.68%
Strategic assets	7.00%	2.83%
Cash/leverage	-7.00%	-0.86%
	100.00%	

Discount Rate

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

Changes in Net Position Liability/(Asset)

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability/ (Asset) (a) - (b)
Balances at June 30, 2024	$ 193,402,281	$ 186,035,431	$ 7,366,850
Changes for the year:			
Service cost	3,431,435	-	3,431,435
Interest	13,322,692	-	13,322,692
Difference between expected and actual experience	509,387	-	509,387
Contributions - employer	-	5,407,730	(5,407,730)
Net investment income	-	11,424,332	(11,424,332)
Benefit payments, including refunds	(9,693,586)	(9,693,586)	-
Administrative expense	-	(113,245)	113,245
Other changes	-	(1,924,965)	1,924,965
Net changes	7,569,928	5,100,266	2,469,662
Balances at June 30, 2025	$ 200,972,209	$ 191,135,697	$ 9,836,512

Sensitivity of the Net Pension Liability/(Asset) to Changes in the Discount Rate

The table on the following page presents the net pension liability/(asset) of the City, calculated using the discount rate of 7.00%, as well as what the City's net pension liability/(asset) would be using a discount rate that is 1 percentage point lower (6.00%) or 1 percentage point higher (8.00%) than the current rate.

	Current Single Discount		
	1% Decrease (6.00%)	Rate Assumption (7.00%)	1% Increase (8.00%)
Total pension liability	$ 228,207,915	$ 200,972,209	$ 178,472,947
Plan fiduciary net position	191,135,694	191,135,697	191,135,694
Net pension liability/(asset)	$ 37,072,221	$ 9,836,512	$ (12,662,747)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's net position is available in the separately issued LAGERS financial report.

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

For the year ended October 31, 2025, the City recognized pension expense of $6,236,276 for the governmental activities and $586,695 for the business-type activities.

The City reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between:		
Expected and actual experience	$ 7,575,076	$ (612,151)
Projected and actual earnings on investments	7,895,237	-
Changes in assumptions	117,583	(101,025)
Contributions subsequent to the measurement date*	1,852,667	-
Total	$ 17,440,563	$ (713,176)

*The amounts reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will be recognized as a reduction in the net pension liability/(asset) for the year ending October 31, 2026.

Amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense during the years ending October 31 as follows:

Year ending:	
2026	$ 7,606,660
2027	4,746,659
2028	1,912,748
2029	593,389
2030	15,264
Total	$ 14,874,720

14. OTHER POST EMPLOYMENT BENEFITS (OPEB)

General Information about the Plan

The following information is presented in accordance with GASB Statement No. 75, *Accounting and Financial Reporting for Post Employment Benefits Other Than Pensions*.

Plan Description and Benefits Provided

The City provides health insurance coverage to qualifying former employees and their dependents. The City requires retirees to pay the same medical premium charged for active employees, as such there are no contributions, and no assets are accumulated in a trust.

Participants Covered by Benefit Terms

As of October 31, 2025, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	9
Inactive employees entitled to but not yet receiving benefits	0
Active employees	391
Total	400

Total OPEB Liability

The City's total OPEB liability was measured as of October 31, 2025, and was determined by an actuarial valuation as of October 31, 2024. The City does not have a trust dedicated exclusively for the payment of OPEB benefits.

Actuarial Assumptions

The total OPEB liability in the October 31, 2025 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Discount rate	4.74%
Healthcare trend rates	Initial trend of 7.25% gradually decreasing to an ultimate trend rate of 3.50% in year 15
Salary scale	2.75% to 6.75%*

*2.75% - 6.55% for Police and 2.75% - 7.15% for Fire.

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

This discount rate of 4.74% was based on the tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date. For this valuation, the rate was based on the weekly rate closest to but not later than the measurement date of the "20-Bond GO Index" rate from the Bond Buyer Index.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, calculated using the discount rate of 4.74%, as well as what the City's total OPEB liability would be using a discount rate that is 1 percentage point lower (3.74%) or 1 percentage point higher (5.74%) than the current rate.

	Current Single Discount		
	1% Decrease (3.74%)	Rate Assumption (4.74%)	1% Increase (5.74%)
Total OPEB liability	$ 2,119,695	$ 1,954,470	$ 1,799,596

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following presents the total OPEB liability, calculated using the healthcare cost trend assumption, as well as what the total OPEB liability would be using a healthcare cost trend rate that is 1 percentage point lower or 1 percentage point higher than the current rate.

	1% Decrease	Current Trend Assumption	1% Increase
Total OPEB liability	$ 1,802,636	$ 1,954,470	$ 2,101,577

Changes in the Total OPEB Liability

Total OPEB liability - beginning of year	$ 2,389,259
Changes for the year:	
Service cost	85,407
Interest	100,172
Difference between expected and actual experience	(543,845)
Changes in assumptions	(28,582)
Benefit payments, including refunds	(47,941)
Net changes	(434,789)
Total OPEB liability - end of year	$ 1,954,470

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended October 31, 2025, the City recognized OPEB expense of $77,892 for the governmental activities and $16,584 for the business-type activities. The City reported deferred outflows and inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between:		
Expected and actual experience	$ 203,590	$ (685,452)
Changes in assumptions	376,539	(290,740)
Total	$ 580,129	$ (976,192)

Amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense during the years ending October 31 as follows:

Year ending:		
2026	$	(43,161)
2027		(43,161)
2028		(39,385)
2029		(46,346)
2030		(54,846)
Thereafter		(169,164)
Total	$	(396,063)

15. COMMITMENTS AND CONTINGENCIES

A. Risk Management

The City is exposed to risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has purchased insurance up to $5 million for these risks from Midwest Public Risk (MPR), except for worker' s compensation described below. There have been no settlements in excess of insured coverage during the past five years. In 2001, the City established a $50,000 self-insured retention with a $250,000 shared annual aggregate for liability coverage. In 2015, the City reduced the self-insured retention to $25,000 with no shared annual aggregate for liability coverage.

The MPR Fund is structured such that member premiums are based on an actuarial review that will provide adequate reserves to allow the Fund to meet its expected financial obligations. The Fund has the authority to assess its members' additional premiums should reserves and annual premiums be insufficient to meet the Fund's obligations.

Other commercial policies are purchased from various vendors for Property and Equipment, Excess Property, Boiler and Machinery, Commercial Crime, Excess Workers Compensation, and Airport Owners and Operators Liability.

In the area of loss prevention and control, the City has contracted for services through a commercial insurance company and a professional broker. The City has also instituted internal safety and supervisory training programs designed to minimize risk exposure and claims.

B. Worker's Compensation Risk Management

On July 1, 1991, the City established a Worker's Compensation Risk Management Fund (an internal service fund) to account for and finance its uninsured risks of this loss. Under this program, the Worker's Compensation Risk Management Fund provides coverage for up to a maximum of $500,000 for each worker's compensation claim. The City purchases commercial reinsurance for claims in excess of individual coverage provided by the Fund (stop loss $500,000 individual with a policy maximum of $1 million).

Payments are made to the Worker's Compensation Risk Management Fund based on payroll at State of Missouri Worker's Compensation rates which are estimates of the amounts needed to pay prior and current year claims and to build an unreserved fund balance, that balance was $257,302 as of October 31, 2025. The claims liability was $438,788 as of October 31, 2025.

C. Self-Funded Health Insurance Program

On January 1, 2016, the City established a Self-Funded Health Insurance Fund (an internal service fund) to account for the transactions and reserves associated with the City's medical and prescription drug programs for City employees. Coverage for health and prescription drug plans are self-insured. The City has a stop loss attachment point of $125,000 per individual.

Payments are made to the Self-Funded Health Insurance Fund based on estimates of the amounts needed to pay prior and current year claims and to establish a net position sufficient for catastrophic losses, that balance was $1,992,135 as of October 31, 2025. The claims liability was $226,738 as of October 31, 2025.

D. Litigation and Claims

In the normal course of City operations, the City is currently involved in various lawsuits and claims. The likely loss resulting from the litigation and claims cannot be estimates but is not believed to be material to the City's financial statements.

E. Commitments

The City has entered into several construction and other significant commitments. As of October 31, 2025, the commitments were as follows:

Project	Commitment
Memorial Airport Control Tower Construction Services	$ 5,404,496
River Market	2,396,183
Chestnut Extension	1,691,626
Biosolids Improvements	1,364,138
High Street Viaduct Design	575,500
West Edgewood Roundabouts Design Services	436,445
Ellis Porter Pavilion Renovation	348,555
Westview Pump Station Basin 10 Sewer Evaluation	334,520
Gray's Creek Stream Bank Stabilization	259,931
Tri-Level Interchange & Whitton Expressway Study	215,022
Westview Sewer Main Improvements	151,397
Other Projects	1,340,209
	$ 14,518,022

16. INTERFUND TRANSERS

A summary of interfund transfers for the year ended October 31, 2025, is as follows:

	TRANSFERRED TO							
	Governmental Funds			Proprietary Funds		Internal Service Funds		
TRANSFERRED FROM	General Fund	Park Fund - major	Capital Improvement Tax Fund - major	Transit Fund - major	Airport Fund - non-major	Worker's Compensation Fund	Self-Funded Health Insurance Fund	Total
Governmental funds:								
Primary government - major funds:								
General Fund	$ -	$ 40,000	$ -	$ 613,928	$ 60,121	$ 390,839	$ 463,370	$ 1,568,258
Park Fund	-	-	386,661	-	-	49,012	151,200	586,873
Public Safety Tax Fund	4,014,847	-	-	-	-	-	-	4,014,847
Capital Improvement Tax Fund	35,918	-	-	125,863	208,954	-	-	370,735
Total primary government - major funds	4,050,765	40,000	386,661	739,791	269,075	439,851	614,570	6,540,713
Primary government - non-major funds:								
Lodging Tax Fund	36,806	-	-	-	-	-	-	36,806
Total primary government - non-major funds	36,806	-	-	-	-	-	-	36,806
Total governmental funds	4,087,571	40,000	386,661	739,791	269,075	439,851	614,570	6,577,519
Proprietary funds:								
Wastewater Fund - major	-	-	344,737	-	-	30,504	78,600	453,841
Transit Fund - major	-	-	-	-	-	23,965	42,500	66,465
Airport Fund - non-major	-	-	-	-	-	3,311	700	4,011
Parking Fund - non-major	15,417	-	-	-	-	2,369	24,500	42,286
Total proprietary funds	15,417	-	344,737	-	-	60,149	146,300	566,603
Total	$ 4,102,988	$ 40,000	$ 731,398	$ 739,791	$ 269,075	$ 500,000	$ 760,870	$ 7,144,122

The transfers to the General Fund from the Public Safety Tax Fund were made to cover a portion of public safety personnel costs per union contracts. The transfers to the General Fund from the Capital Improvement Tax Fund were for sales taxes that are being utilized for a portion of a project paid for by the General Fund. The transfers to the General Fund from the Lodging Tax Fund were the administrative fee amounts received by the General Fund. The transfers to the General Fund from the Parking Fund were for parking funds that are being utilized as matching funds for a General Fund project as approved in the budget.

The transfers to the Park Fund from the General Fund were for parks expenses related to the City's downtown beautification project.

The transfers to the Capital Improvement Tax Fund from the Park Fund and the Wastewater Fund were for funds that are being utilized as matching funds for a sales tax project.

The transfers to the Transit Fund from the General Fund were for the annual budgeted subsidy. The transfers to the Transit Fund from the Capital Improvement Tax Fund were for budgeted matching funds.

The transfers to the Airport Fund from the General Fund were for the annual budgeted subsidy. The transfers to the Airport Fund from the Capital Improvement Tax Fund were for budgeted matching funds.

The transfers to the Worker's Compensation Fund from the other funds were made to cover shortfalls from annual claims.

The transfers to the Self-Funded Health Insurance Fund from the other funds were made to cover the annual claims.

17. TAX ABATEMENTS

Chapter 100 – Industrial Revenue Bonds

In Missouri, cities and counties ("Municipality") can issue industrial development revenue bonds ("Revenue Bonds") pursuant to Chapter 100 of the Missouri Revised Statutes ("RSMo"), as amended (the "Act"), to encourage industrial development projects for private companies. Under the Act, the Municipality may issue Revenue Bonds to finance the costs of the purchase, construction, extension and improvement of warehouses, distribution facilities, research and development facilities, office industries, agricultural processing industries, service facilities which provide interstate commerce, and industrial plants, including the real estate either within or without the limits of such Municipality, buildings, fixtures and machinery (the "Project"). There are two primary reasons to issue Revenue Bonds under the Act. First, if the Revenue Bonds are tax-exempt, it may be possible to issue the Revenue Bonds at lower interest rates than those obtained through conventional financing. Second, even if the Revenue Bonds are not tax-exempt, ad valorem taxes levied on the Revenue Bond financed Project may be abated so long as the Revenue Bonds are outstanding.

In a typical Chapter 100 transaction, the Municipality holds fee title to the Project once the Revenue Bonds are issued and leases the Project to the private company. Because the Municipality is the legal owner of the Project while the Revenue Bonds are outstanding, the Project is exempt from ad valorem taxation and personal property taxation. The Municipality and the private company may determine that partial tax abatement – but not full tax abatement is desirable. In this case, the Municipality and the private company will enter into an agreement providing for the company to make "payments in lieu of taxes" to the Municipality and other taxing jurisdictions levying property taxes where the Project is located. The amount of payments in lieu of taxes to be paid by the private company is negotiable to any amount. The payments in lieu of taxes are payable by December 31 of each year and are distributed to the Municipality and to each taxing jurisdiction levying property taxes where the Project is located in the same manner and proportion as the property taxes would otherwise be distributed to such taxing jurisdictions under Missouri law. Section 100.800 of the RSMo does provide for the recapture of abated taxes in the event an abatement recipient does not fulfill the commitment it makes in return for the tax abatement.

For the fiscal year ended October 31, 2025, the City abated property taxes totaling $97,746 under these Chapter 100 financing agreements.

Tax Increment Financing

Pursuant to the Real Property Tax Increment Allocation Act, Sections 99.800 through 99.865, RSMo, as amended (the "TIF Act"), cities and counties ("Municipality") may adopt a redevelopment plan ("TIF plan") that provides for the redevelopment of a "blighted area", "conservation area" or "economic development area", located within the boundaries of the Municipality. The theory of TIF financing is that, by encouraging redevelopment projects, the value of real property in a redevelopment area should increase.

When the TIF plan is adopted, the assessed valuation of the real property in the redevelopment area is frozen at the current base level prior to construction of improvements. The owner of the property continues to pay property taxes at the base level and such property tax revenues are distributed to the taxing jurisdictions levying property taxes in the redevelopment area. As the property is improved, the assessed value of the real property in the redevelopment area increases above the base level. By applying the property tax levy of all taxing jurisdictions having taxing power within the redevelopment area to the increase in assessed valuation of the improved real property over the base level, a "tax increment" is produced. The tax increments, referred to as "payments in lieu of taxes", are paid by the owner of the real property in the same manner as regular property taxes. The payments in lieu of taxes are transferred by the collecting agency to the treasurer of the Municipality and deposited in a special allocation fund.

In addition to the payments in lieu of taxes described above, and pursuant to Section 99.845(3) of the Act, fifty percent of the total additional revenue from taxes which are imposed by the City, the County or other taxing districts, and which are generated by economic activities within the redevelopment area over the amount of such taxes generated by economic activities within the redevelopment prior to the TIF plan, are transferred by the collecting agency to the treasurer of the Municipality and deposited in a special allocation fund.

For the fiscal year ended October 31, 2025, the City abated property taxes and economic activity taxes totaling $160,555 under these Tax Increment Financing agreements.

Chapter 353 – Redevelopment Corporations

Under Chapter 353, RSMo, real property tax abatement is available within "blighted areas." An Urban Redevelopment Corporation is created under the corporations' laws of Missouri and once created, it has the power to operate one or more redevelopment projects pursuant to a city-approved redevelopment plan.

With this program, an eligible city may approve a redevelopment plan that provides for tax abatement for up to 25 years, thus encouraging the redevelopment of the blighted area. To be eligible for the abatement, the Urban Redevelopment Corporation must take title to the property to be redeveloped. During the first 10 years of tax abatement, (1) 100% of the incremental increase in real property taxes on the land are abated, (2) 100% of the real property taxes on all improvements are abated, and (3) the property owner continues to pay real property taxes on the land in the amount of such taxes in the year before the redevelopment corporations takes title.

During the next 15 years, taxes upon such real property shall be measured by the assessed valuation thereof as determined by the county assessor upon the basis of not to exceed fifty percent of the true value of such real property, including any improvements. Payments in lieu of taxes (PILOTS) may be imposed on the Urban Redevelopment Corporation by contract with the city, as applicable, to achieve an effective tax abatement that is less than the abatement established by statute. PILOTS are paid on an annual basis and allocated to each taxing district according to their proportionate share of ad valorem property taxes.

For the fiscal year ended October 31, 2025, the City abated property taxes totaling $4,410 under these Chapter 353 financing agreements.

The following tax abatement agreement exceeded 10 percent of the City's total taxes abated for the fiscal year ended October 31, 2025:

> A 100 percent property tax abatement and 50% economic activity tax abatement to the St. Mary's TIF. In August 2017, the City approved the tax increment plan for the St. Mary's Redevelopment Area. The tax abatements totaled $135,594.

18. RESTATEMENTS

During the year ended October 31, 2025, the City identified and corrected misstatements related to capital assets, expenses, and grant-related activity. In addition, the City implemented GASB Statement 101, *Compensated Absences*. As a result, fund balance/net position as of October 31, 2024, was restated as follows:

	Fund balance/ net position, as previously reported	Effect of restatements	Fund balance/ net position, as restated
Governmental Activities	$ 168,487,197	$ 375,635	$ 168,862,832
General Fund	16,400,747	488,240	16,888,987
Business-type Activities	87,742,253	234,202	87,976,455
Airport Fund	6,586,296	(2,773)	6,583,523
Parking Fund	8,089,626	256,231	8,345,857
Transit Fund	5,094,225	(9,517)	5,084,708
Wastewater Fund	67,972,106	(9,739)	67,962,367

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF JEFFERSON

BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
Year Ended October 31, 2025

	Actual	Original Adopted Budget	Final Budget	Variance Favorable/ (Unfavorable)
REVENUES				
Sales and other user taxes	$ 18,186,885	$ 14,817,000	$ 17,767,000	$ 419,885
Property taxes	6,220,657	6,101,160	6,101,160	119,497
Utility and franchise taxes	6,691,031	6,405,000	6,405,000	286,031
Licenses and permits	1,397,285	844,100	844,100	553,185
Charges for services	3,424,324	3,542,671	3,360,671	63,653
Intergovernmental revenue	4,238,622	4,077,600	16,931,169	(12,692,547)
Fines and forfeitures	469,459	428,500	428,500	40,959
Investment earnings	512,285	258,349	258,349	253,936
Contributions	432,860	384,412	397,012	35,848
Other revenue	582,941	117,000	439,502	143,439
Total revenues	42,156,349	36,975,792	52,932,463	(10,776,114)
EXPENDITURES				
General government	11,789,643	5,642,511	22,392,414	10,602,771
Public safety	23,906,146	24,634,008	24,376,570	470,424
Community development	9,089,264	9,893,071	9,476,892	387,628
Capital outlay	2,507,253	200,000	5,056,919	2,549,666
Total expenditures	47,292,306	40,369,590	61,302,795	14,010,489
(Deficiency) of revenues (under) expenditures	(5,135,957)	(3,393,798)	(8,370,332)	3,234,375
OTHER FINANCING SOURCES (USES)				
Proceeds from sale of capital assets	391,297	70,000	70,000	321,297
Transfers in	4,102,988	4,047,847	4,047,847	55,141
Transfers (out)	(1,827,690)	(724,049)	(1,568,258)	(259,432)
Total other financing sources	2,666,595	3,393,798	2,549,589	117,006
(Deficiency) of revenues and other financing sources (under) expenditures	$ (2,469,362)	$ -	$ (5,820,743)	$ 3,351,381

CITY OF JEFFERSON

BUDGETARY COMPARISON SCHEDULE
PARK FUND
Year Ended October 31, 2025

	Actual	Original Adopted Budget	Final Budget	Variance Favorable/ (Unfavorable)
REVENUES				
Sales and other user taxes	$ 7,059,982	$ 7,250,000	$ 7,250,000	$ (190,018)
Charges for services	3,972,444	3,724,874	3,724,874	247,570
Intergovernmental revenue	86,892	-	593,995	(507,103)
Investment earnings	149,691	130,000	130,000	19,691
Contributions	33,421	-	-	33,421
Other revenue	30,587	33,000	33,000	(2,413)
Total revenues	11,333,017	11,137,874	11,731,869	(398,852)
EXPENDITURES				
General government	27,875	25,000	25,000	(2,875)
Parks and recreation	9,796,170	11,366,429	10,757,609	961,439
Capital outlay	2,424,210	633,937	3,934,608	1,510,398
Debt service	547,287	547,000	547,000	(287)
Total expenditures	12,795,542	12,572,366	15,264,217	2,468,675
Excess (deficiency) of revenues over (under) expenditures	(1,462,525)	(1,434,492)	(3,532,348)	2,069,823
OTHER FINANCING SOURCES (USES)				
Proceeds from sale of capital assets	2,538	25,000	25,000	(22,462)
Transfers in	40,000	1,409,492	40,000	-
Transfers (out)	(586,873)	-	(586,873)	-
Total other financing sources (uses)	(544,335)	1,434,492	(521,873)	(22,462)
Excess (deficiency) of revenues over (under) expenditures and other financing sources (uses)	$ (2,006,860)	$ -	$ (4,054,221)	$ 2,047,361

CITY OF JEFFERSON

BUDGETARY COMPARISON SCHEDULE
PUBLIC SAFETY TAX FUND
Year Ended October 31, 2025

	Actual	Original Adopted Budget	Final Budget	Variance Favorable/ (Unfavorable)
REVENUES				
Sales and other user taxes	$ 3,532,501	$ 3,625,000	$ 3,625,000	$ (92,499)
Total revenues	3,532,501	3,625,000	3,625,000	(92,499)
OTHER FINANCING (USES)				
Transfers (out)	(4,014,847)	(4,014,847)	(4,014,847)	-
Total other financing (uses)	(4,014,847)	(4,014,847)	(4,014,847)	-
(Deficiency) of revenues (under) other financing (uses)	$ (482,346)	$ (389,847)	$ (389,847)	$ (92,499)

CITY OF JEFFERSON

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

Budgetary Information

The City Administrator is responsible for preparing the annual operating and five-year capital budgets for all City operations and agencies for the Mayor's review, consideration and recommendation to the Council. The process begins at the department level in March and ends with adoption on or before October 31 of each year. The Mayor's proposed budget can only be adopted by majority action of the Council which must hold at least one public hearing prior to enactment. Controls are maintained to ensure compliance with the annual adopted budget which, in turn, must comply with state constitutional and statutory limits on tax levies. Budgetary control is maintained at the departmental level and supplemental appropriations require Council approval.

Budgets are prepared on a basis consistent with GAAP and are adopted for all revenues and expenditures/ expenses of all funds. Project budgets are adopted for the Capital Improvement Tax Fund and for capital projects. Capital projects budgets also include the continuing appropriations which represent the remaining balance carried forward from the prior year. Except for the capital projects or grant budgets, any remaining unencumbered appropriations lapse at the fiscal year-end.

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of funds are recorded in order to reserve that portion of the applicable appropriation, is utilized in the governmental fund types. Encumbrances are carried forward as reservations of fund balance and do not constitute expenditures or liabilities because the commitments will be honored during the next year.

CITY OF JEFFERSON

LAGERS (PENSION PLAN)
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
October 31, 2025

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total pension liability										
Service cost	$ 3,431,435	$ 3,182,341	$ 2,983,565	$ 2,928,291	$ 3,041,751	$ 2,987,138	$ 2,867,447	$ 2,720,530	$ 2,593,354	$ 2,568,487
Interest on the total pension liability	13,322,692	12,316,021	11,454,069	11,087,188	11,660,763	10,977,905	10,366,008	8,939,085	8,591,220	7,967,490
Benefit changes	-	-	-	-	-	-	-	14,534,542	-	-
Difference between expected and actual experience	509,387	8,056,801	6,486,036	(667,047)	(6,467,285)	3,069,678	2,157,242	138,893	(867,154)	(1,608,734)
Assumption changes	-	-	-	-	(2,669,600)	-	-	-	-	4,236,574
Benefit payments	(9,693,586)	(8,912,795)	(8,509,562)	(7,771,861)	(8,138,083)	(7,164,583)	(6,859,851)	(6,591,847)	(4,606,460)	(4,540,383)
Net change in total pension liability	7,569,928	14,642,368	12,414,108	5,576,571	(2,572,454)	9,870,138	8,530,846	19,741,203	5,710,960	8,623,434
Total pension liability beginning	193,402,281	178,759,913	166,345,805	160,769,234	163,341,688	153,471,550	144,940,704	125,199,501	119,488,541	110,865,107
Total pension liability ending	$ 200,972,209	$ 193,402,281	$ 178,759,913	$ 166,345,805	$ 160,769,234	$ 163,341,688	$ 153,471,550	$ 144,940,704	$ 125,199,501	$ 119,488,541
Plan fiduciary net position										
Contributions - employer	$ 5,407,730	$ 5,328,076	$ 5,188,415	$ 4,609,400	$ 4,392,191	$ 4,321,101	$ 4,346,691	$ 4,836,810	$ 4,188,777	$ 4,151,922
Contributions - legacy plan*	-	-	-	-	-	-	-	14,837,956	-	-
Contributions - employee	-	-	-	-	-	-	-	-	80,841	46,880
Pension plan net investment income	11,424,332	9,410,874	6,352,919	137,513	40,085,007	1,928,351	9,046,050	15,419,234	12,130,427	(187,832)
Benefit payments	(9,693,586)	(8,912,795)	(8,509,562)	(7,771,861)	(8,138,083)	(7,164,583)	(6,859,851)	(6,591,847)	(4,606,460)	(4,540,383)
Pension plan administrative expense	(113,245)	(121,065)	(133,646)	(94,801)	(87,723)	(115,087)	(101,301)	(70,768)	(63,974)	(60,825)
Other	(1,924,965)	(1,107,193)	113,082	(2,219,736)	180,476	1,152,063	1,473,148	(943,532)	466,678	520,922
Net change in plan fiduciary net position	5,100,266	4,597,897	3,011,208	(5,339,485)	36,431,868	121,845	7,904,737	27,487,853	12,196,289	(69,316)
Plan fiduciary net position beginning	186,035,431	181,437,534	178,426,325	183,765,810	147,333,942	147,212,097	139,307,360	111,819,507	99,623,218	99,692,534
Plan fiduciary net position ending	$ 191,135,697	$ 186,035,431	$ 181,437,533	$ 178,426,325	$ 183,765,810	$ 147,333,942	$ 147,212,097	$ 139,307,360	$ 111,819,507	$ 99,623,218
Net pension liability/(asset)	$ 9,836,512	$ 7,366,850	$ (2,677,620)	$ (12,080,520)	$ (22,996,576)	$ 16,007,746	$ 6,259,453	$ 5,633,344	$ 13,379,994	$ 19,865,323
Plan fiduciary net position as a percentage of the total pension liability	95.11%	96.19%	101.50%	107.26%	114.30%	90.20%	95.92%	96.11%	89.31%	83.37%
Covered payroll	$ 24,786,492	$ 24,439,588	$ 22,060,213	$ 21,226,111	$ 21,022,492	$ 22,326,544	$ 21,201,296	$ 20,525,788	$ 19,360,321	$ 18,743,450
Net pension liability/(asset) as a percentage of covered payroll	39.68%	30.14%	-12.14%	-56.91%	-109.39%	71.70%	29.52%	27.45%	69.11%	105.99%

* The City previously administered a Fireman's Pension Fund Plan that is currently closed. With the passing of House Bill 1443 (in 2016), the City chose to move the closed plan to LAGERS. These contributions are the assets of the closed Fireman's Pension Fund Plan that were moved to LAGERS as part of the transition.

CITY OF JEFFERSON

LAGERS (PENSION PLAN)
SCHEDULE OF CONTRIBUTIONS
October 31, 2025

	2025	2024	2023	2022	2021
Actuarially determined contribution	$ 5,981,674	$ 5,602,954	$ 5,359,488	$ 5,005,205	$ 4,574,681
Contributions in relation to the actuarially determined contribution	5,635,304	5,338,049	5,091,512	4,807,105	4,424,182
Contribution deficiency (excess)	$ 346,370	$ 264,905	$ 267,976	$ 198,100	$ 150,499
Covered payroll	$ 26,371,036	$ 25,031,603	$ 23,516,875	$ 22,004,293	$ 21,351,655
Contributions as a percentage of covered payroll	21.37%	21.33%	21.65%	21.85%	20.72%

	2020	2019	2018	2017	2016
Actuarially determined contribution	$ 4,500,497	$ 4,592,952	$ 4,521,649	$ 4,293,988	$ 4,106,842
Contributions in relation to the actuarially determined contribution	4,328,027	4,350,492	4,284,631	4,290,083	4,059,301
Contribution deficiency (excess)	$ 172,470	$ 242,460	$ 237,018	$ 3,905	$ 47,541
Covered payroll	$ 21,448,598	$ 21,664,177	$ 20,908,030	$ 20,169,748	$ 18,849,957
Contributions as a percentage of covered payroll	20.18%	20.08%	20.49%	21.27%	21.53%

CITY OF JEFFERSON

OPEB PLAN
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS
October 31, 2025

	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB liability								
Service cost	$ 85,407	$ 74,611	$ 78,359	$ 106,552	$ 118,244	$ 100,686	$ 81,477	$ 77,397
Interest	100,172	104,814	79,900	45,098	52,072	56,844	71,092	68,428
Difference between expected and actual experience	(543,845)	-	293,116	-	(323,146)	-	(104,386)	-
Assumption changes	(28,582)	147,610	43,257	(412,840)	244,588	67,160	244,520	(69,792)
Benefit payments	(47,941)	(79,076)	(87,197)	(98,456)	(111,728)	(110,818)	(86,167)	(75,347)
Net change in total OPEB liability	(434,789)	247,959	407,435	(359,646)	(19,970)	113,872	206,536	686
Total OPEB liability beginning	2,389,259	2,141,300	1,733,865	2,093,511	2,113,481	1,999,609	1,793,073	1,792,387
Total OPEB liability ending	$ 1,954,470	$ 2,389,259	$ 2,141,300	$ 1,733,865	$ 2,093,511	$ 2,113,481	$ 1,999,609	$ 1,793,073
Covered payroll	$ 23,591,205	$ 20,071,544	$ 20,988,960	$ 19,243,035	$ 19,985,655	$ 19,406,438	$ 20,181,782	$ 17,831,599
Total OPEB liability as a percentage of covered payroll	8.28%	11.90%	10.20%	9.01%	10.48%	10.89%	9.91%	10.06%

Note: This schedule is intended to show information for ten years. Additional years' information will be displayed as it becomes available.

SUPPLEMENTARY INFORMATION

CITY OF JEFFERSON

BUDGETARY COMPARISON SCHEDULE
CAPITAL IMPROVEMENT TAX FUND
Year Ended October 31, 2025

	Actual	Original Adopted Budget	Final Budget	Variance Favorable/ (Unfavorable)
REVENUES				
Sales and other user taxes	$ 7,059,985	$ 7,250,000	$ 7,250,000	$ (190,015)
Intergovernmental revenue	1,050,000	-	1,050,000	-
Investment earnings	299,732	80,000	80,000	219,732
Total revenues	8,409,717	7,330,000	8,380,000	29,717
EXPENDITURES				
General government	27,875	25,000	25,000	(2,875)
Capital outlay	8,342,963	6,989,088	16,657,296	8,314,333
Total expenditures	9,260,202	7,014,088	16,682,296	7,422,094
Excess (deficiency) of revenues over (under) expenditures	(850,485)	315,912	(8,302,296)	7,451,811
OTHER FINANCING (USES)				
Transfers in	930,877	-	2,891,352	(1,960,475)
Transfers (out)	(570,214)	(180,000)	(942,089)	371,875
Total other financing (uses)	360,663	(180,000)	1,949,263	(1,588,600)
Excess (deficiency) of revenues over (under) expenditures and other financing (uses)	$ (489,822)	$ 135,912	$ (6,353,033)	$ 5,863,211

CITY OF JEFFERSON

NON-MAJOR FUNDS

Special Revenue Funds - funds are used to account for specific revenues that are legally restricted to expenditures for particular purposes.

Police Training Fund - Proceeds from a portion of Municipal Court costs are set aside for training activities for police officers.

Lodging Tax Fund - Accounts for the collection of the City's 7% Lodging Tax. Proceeds go to the JCCVB to promote tourism and economic development and to the Conference Center Fund for the future development of a conference center.

JC Veterans Plaza Trust Fund - Accounts for the proceeds of the sale of commemorative bricks or donations and expenditures for the cost, engraving and placement of the commemorative bricks and plaques; and the cost of maintenance and repair of the Veteran's Plaza.

City Hall Art Trust Fund - Provides art works in the John G. Christy Municipal building (City Hall) from proceeds of Sidney Larson's prints of the City Hall mural and proceeds from Jefferson City Police Department History books and local history books and/or donations.

USS Jefferson City Submarine - Accounts for private donations raised during the commissioning of the U.S. Navy ship that are used for crew events and promotions under the direction of a city appointed committee.

Woodland Cemetery - Accounts for private donations which include funds transferred from Exchange National Bank in 2000 from the Woodland Cemetery Trust Fund.

Proprietary Funds - funds account for operations that are financed and operated in a manner similar to private enterprises, where the intent of the City is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or where the City has decided that periodic determination of net income is appropriate for accountability purposes.

Airport - Accounts for the operations of the City owned airport facility in north Jefferson City.

Parking - Accounts for the operations of a 542-car parking garage on the southeast corner of Madison Street and Capitol Avenue, the parking garage on the Jefferson lot, 13 reserved parking lots, 5 metered lots, and 760 on street parking meters, including collection and enforcement.

Internal Service Funds - funds account for the Self- Insurance Workers Compensation Fund and the Self-Funded Health Insurance Fund.

Worker's Compensation - This is a self-insured fund established in 1991 to directly pay for on-the-job or job-related sickness and injuries. The plan was implemented as a cost containment measure in lieu of using the State of Missouri fund or private insurance.

Self-Funded Health Insurance - This is a self-insured fund established in 2016 to self-fund the health insurance program offered to City employees. Costs of the program are accounted for in an Internal Service Fund, in which services provided under the health insurance program are billed to the funds benefiting from the service.

CITY OF JEFFERSON

COMBINING BALANCE SHEET
NON-MAJOR FUNDS
October 31, 2025

	Special Revenue Funds						
	Police Training Fund	Lodging Tax Fund	JC Vet Plaza Trust Fund	City Hall Art Trust Fund	USS Submarine Trust Fund	Woodland Cemetery Trust Fund	Total
ASSETS							
Cash and cash equivalents	$ 48,436	$ 266,390	$ 5,878	$ 23,082	$ 10,314	$ 19,085	$ 373,185
Accounts receivable	-	187,364	-	-	-	-	187,364
Inventory	-	-	-	963	-	-	963
TOTAL ASSETS	$ 48,436	$ 453,754	$ 5,878	$ 24,045	$ 10,314	$ 19,085	$ 561,512
LIABILITIES AND FUND BALANCES							
LIABILITIES							
Accounts payable	$ -	$ 383,502	$ -	$ -	$ -	$ -	$ 383,502
Total liabilities	-	383,502	-	-	-	-	383,502
FUND BALANCES							
Nonspendable:							
Inventory	-	-	-	963	-	-	963
Restricted for:							
Public safety	30,436	-	-	-	-	-	30,436
Lodging tax	-	70,252	-	-	-		70,252
JC Veterans Plaza	-	-	4,978	-	-	-	4,978
City Hall Art	-	-	-	23,082	-	-	23,082
USS Jefferson City Submarine	-	-	-	-	10,314	-	10,314
Woodland Cemetery	-	-	-	-	-	14,085	14,085
Assigned for:							
Subsequent year's budget: appropriation of fund balance	18,000	-	900	-	-	5,000	23,900
Total fund balances	48,436	70,252	5,878	24,045	10,314	19,085	178,010
TOTAL LIABILITIES AND FUND BALANCES	$ 48,436	$ 453,754	$ 5,878	$ 24,045	$ 10,314	$ 19,085	$ 561,512

CITY OF JEFFERSON

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NON-MAJOR FUNDS
Year Ended October 31, 2025

	Special Revenue Funds						
	Police Training Fund	Lodging Tax Fund	JC Vet Plaza Trust Fund	City Hall Art Trust Fund	USS Submarine Trust Fund	Woodland Cemetery Trust Fund	Total
REVENUES							
Sales and other user taxes	$ -	$ 1,832,267	$ -	$ -	$ -	$ -	$ 1,832,267
Intergovernmental revenue	3,275	-	-	-	-	-	3,275
Fines and forfeitures	6,313	-	-	-	-	-	6,313
Investment earnings	1,371	5,802	159	617	276	596	8,821
Contributions	-	-	250	-	-	100	350
Other revenue	-	-	-	63	-	-	63
TOTAL REVENUES	10,959	1,838,069	409	680	276	696	1,851,089
EXPENDITURES							
Current:							
General government	-	1,795,622	473	-	-	4,550	1,800,645
Public safety	15,200	-	-	-	-	-	15,200
Total expenditures	15,200	1,795,622	473	-	-	4,550	1,815,845
Excess (deficiency) of revenues over (under) expenditures	(4,241)	42,447	(64)	680	276	(3,854)	35,244
OTHER FINANCING (USES)							
Transfers (out)	-	(36,806)	-	-	-	-	(36,806)
Total other financing (uses)	-	(36,806)	-	-	-	-	(36,806)
Net change in fund balances	(4,241)	5,641	(64)	680	276	(3,854)	(1,562)
Fund balances, November 1	52,677	64,611	5,942	23,365	10,038	22,939	179,572
FUND BALANCES, OCTOBER 31	$ 48,436	$ 70,252	$ 5,878	$ 24,045	$ 10,314	$ 19,085	$ 178,010

CITY OF JEFFERSON

BUDGETARY COMPARISON SCHEDULE
POLICE TRAINING FUND
Year Ended October 31, 2025

	Actual	Original Adopted Budget	Final Budget	Variance Favorable/ (Unfavorable)
REVENUES				
Intergovernmental revenue	$ 3,275	$ -	$ -	$ 3,275
Fines and forfeitures	6,313	6,000	6,000	313
Investment earnings	1,371	1,500	1,500	(129)
Total revenues	10,959	7,500	7,500	3,459
EXPENDITURES				
Public safety	15,200	25,000	25,000	9,800
Total expenditures	15,200	25,000	25,000	9,800
(Deficiency) of revenues (under) expenditures	$ (4,241)	$ (17,500)	$ (17,500)	$ 13,259

CITY OF JEFFERSON

BUDGETARY COMPARISON SCHEDULE
LODGING TAX FUND
Year Ended October 31, 2025

	Actual	Original Adopted Budget	Final Budget	Variance Favorable/ (Unfavorable)
REVENUES				
Sales and other user taxes	$ 1,832,267	$ 1,500,000	$ 1,500,000	332,267
Investment earnings	5,802	3,000	3,000	2,802
Total revenues	1,838,069	1,503,000	1,503,000	335,069
EXPENDITURES				
General government	1,795,622	1,470,000	1,470,000	(325,622)
Total expenditures	1,795,622	1,470,000	1,470,000	(325,622)
Excess of revenues over expenditures	42,447	33,000	33,000	9,447
OTHER FINANCING (USES)				
Transfers (out)	(36,806)	(33,000)	(33,000)	(3,806)
Total other financing (uses)	(36,806)	(33,000)	(33,000)	(3,806)
Excess of revenues over expenditures and other financing (uses)	$ 5,641	$ -	$ -	$ 5,641

CITY OF JEFFERSON

BUDGETARY COMPARISON SCHEDULE
JC VET PLAZA TRUST FUND
Year Ended October 31, 2025

	Actual	Original Adopted Budget	Final Budget	Variance Favorable/ (Unfavorable)
REVENUES				
Investment earnings	$ 159	$ 100	$ 100	$ 59
Contributions	250	-	-	250
Total revenues	409	100	100	309
EXPENDITURES				
General government	473	1,000	1,000	527
Total expenditures	473	1,000	1,000	527
(Deficiency) of revenues (under) expenditures	$ (64)	$ (900)	$ (900)	$ 836

CITY OF JEFFERSON

BUDGETARY COMPARISON SCHEDULE
CITY HALL ART TRUST FUND
Year Ended October 31, 2025

	Actual	Original Adopted Budget	Final Budget	Variance Favorable/ (Unfavorable)
REVENUES				
Investment earnings	$ 617	$ 400	$ 400	$ 217
Other revenue	63	-	-	63
Total revenues	680	400	400	280
Excess revenues	$ 680	$ 400	$ 400	$ 280

CITY OF JEFFERSON

BUDGETARY COMPARISON SCHEDULE
USS SUBMARINE TRUST FUND
Year Ended October 31, 2025

	Actual	Original Adopted Budget	Final Budget	Variance Favorable/ (Unfavorable)
REVENUES				
Investment earnings	$ 276	$ 200	$ 200	$ 76
Total revenues	276	200	200	76
Excess revenues	$ 276	$ 200	$ 200	$ 76

CITY OF JEFFERSON

BUDGETARY COMPARISON SCHEDULE
WOODLAND CEMETERY TRUST FUND
Year Ended October 31, 2025

	Actual	Original Adopted Budget	Final Budget	Variance Favorable/ (Unfavorable)
REVENUES				
Investment earnings	$ 596	$ 600	$ 600	$ (4)
Contributions	100	-	-	100
Total revenues	696	600	600	96
EXPENDITURES				
General government	4,550	5,000	5,000	450
Total expenditures	4,550	5,000	5,000	450
(Deficiency) of revenues (under) expenditures	$ (3,854)	$ (4,400)	$ (4,400)	$ 546

CITY OF JEFFERSON

COMBINING STATEMENT OF NET POSITION
NON-MAJOR FUNDS
October 31, 2025

	Airport Fund	Parking Fund	Total
ASSETS			
Current assets:			
Cash and cash equivalents	$ 5,889	$ 4,333,968	$ 4,339,857
Accounts receivable (net of allowance of $6,310)	22,388	18,478	40,866
Leases receivable	2,193,277	-	2,193,277
Receivables from other governments	1,932,642	408,089	2,340,731
Interfund balances	(842,214)	-	(842,214)
Prepaid expenses	9,620	37,883	47,503
Total current assets	3,321,602	4,798,418	8,120,020
Non-current assets:			
Property, plant and equipment, net	8,968,900	4,026,088	12,994,988
Net pension asset	63,455	382,387	445,842
Total non-current assets	9,032,355	4,408,475	13,440,830
Total assets	12,353,957	9,206,893	21,560,850
DEFERRED OUTFLOWS OF RESOURCES			
Pension plan	94,660	155,681	250,341
OPEB plan	3,893	9,734	13,627
Total deferred outflows of resources	98,553	165,415	263,968
LIABILITIES			
Current liabilities:			
Accounts payable	1,089,663	265,432	1,355,095
Accrued liabilities	4,825	1,262	6,087
Compensated absences	47,284	9,396	56,680
Current portion of note payable	13,049	-	13,049
Customer deposits	500	560	1,060
Total current liabilities	1,155,321	276,650	1,431,971
Non-current liabilities:			
Long-term financing leases, net	-	-	-
Note payable	47,725	-	47,725
OPEB liability	13,117	32,793	45,910
Total non-current liabilities	60,842	32,793	93,635
Total liabilities	1,216,163	309,443	1,525,606
DEFERRED INFLOWS OF RESOURCES			
Pension plan	-	93,912	93,912
OPEB plan	6,552	16,379	22,931
Leases	1,941,577	-	1,941,577
Total deferred inflows of resources	1,948,129	110,291	2,058,420
NET POSITION			
Net investment in capital assets	8,921,175	4,026,088	12,947,263
Restricted for net pension asset	63,455	382,387	445,842
Unrestricted	303,588	4,544,099	4,847,687
TOTAL NET POSITION	$ 9,288,218	$ 8,952,574	$ 18,240,792

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
NON-MAJOR FUNDS
Year Ended October 31, 2025

	Airport Fund	Parking Fund	Total
OPERATING REVENUES			
Charges for services	$ 246,347	$ 1,204,591	$ 1,450,938
Miscellaneous	83	4,765	4,848
Total operating revenues	246,430	1,209,356	1,455,786
OPERATING EXPENSES			
Personnel services	271,024	479,195	750,219
Contractual services	79,589	316,581	396,170
Materials and supplies	18,161	21,209	39,370
Repairs and maintenance	25,422	117,376	142,798
Utilities	14,959	26,218	41,177
Depreciation	1,046,162	127,436	1,173,598
Other operating expenses	2,721	-	2,721
Total operating expenses	1,458,038	1,088,015	2,546,053
OPERATING INCOME (LOSS)	(1,211,608)	121,341	(1,090,267)
NON-OPERATING REVENUES			
Gain on sale of capital assets	-	7,500	7,500
Interest income	78,027	112,073	190,100
Intergovernmental	3,573,212	148,657	3,721,869
Total non-operating revenues	3,651,239	268,230	3,919,469
INCOME BEFORE TRANSFERS	2,439,631	389,571	2,829,202
Transfers in	269,075	-	269,075
Transfers (out)	(4,011)	217,146	213,135
Change in net position	2,704,695	606,717	3,311,412
Net position, November 1, as previously reported	6,586,296	8,089,626	14,675,922
Restatement for correction of an error	-	259,432	259,432
Restatement - change in accounting principle (GASB 101)	(2,773)	(3,201)	(5,974)
Net position, November 1, as restated	6,583,523	8,345,857	14,929,380
NET POSITION, OCTOBER 31	$ 9,288,218	$ 8,952,574	$ 18,240,792

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

COMBINING STATEMENT OF CASH FLOWS
NON-MAJOR FUNDS
Year Ended October 31, 2025

	Airport Fund	Parking Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers	$ 262,814	$ 1,216,915	$ 1,479,729
Cash received from other sources	83	4,765	4,848
Cash paid to vendors	(84,661)	(528,852)	(613,513)
Cash paid to employees	(255,308)	(529,056)	(784,364)
Net cash provided (used) by operating activities	(77,072)	163,772	86,700
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Net change in interfund balances	809,120	-	809,120
Transfers in	269,075	217,146	486,221
Transfers (out)	(4,011)	-	(4,011)
Net cash provided (used) by noncapital financing activities	1,074,184	217,146	1,291,330
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Grant proceeds for capital acquisitions	1,755,965	-	1,755,965
Purchases of capital assets	(2,815,825)	(455,939)	(3,271,764)
Proceeds from the sale of capital assets	-	7,500	7,500
Payments on long-term debt	(9,390)	-	(9,390)
Net cash used by capital and related financing activities	(1,069,250)	(448,439)	(1,517,689)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	78,027	112,073	190,100
Net cash provided by investing activities	78,027	112,073	190,100
Net change in cash and cash equivalents	5,889	44,552	50,441
Cash and cash equivalents, beginning of year	-	4,289,416	4,289,416
CASH AND CASH EQUIVALENTS, END OF YEAR	$ 5,889	$ 4,333,968	$ 4,339,857
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income (loss)	$ (1,211,608)	$ 121,341	$ (1,090,267)
Adjustments:			
Depreciation	1,046,162	127,436	1,173,598
(Increase) decrease in assets and deferred outflows of resources:			
Accounts receivable	16,467	12,324	28,791
Lease receivable	82,282	-	82,282
Prepaid expenses	4,721	840	5,561
Net pension plan asset	24,895	51,014	75,909
Pension plan	(14,326)	(10,556)	(24,882)
OPEB plan	688	3,244	3,932
Increase (decrease) in liabilities and deferred inflows of resources:			
Accounts payable	108,508	7,757	116,265
Accrued expenses	(1,348)	(8,894)	(10,242)
Compensated absences	7,355	(56,125)	(48,770)
Unearned revenues	-	(56,065)	(56,065)
OPEB liability	(2,883)	(12,539)	(15,422)
Pension plan	(1,528)	(21,933)	(23,461)
OPEB plan	2,863	5,928	8,791
Deferred inflow - leases	(139,320)	-	(139,320)
Net cash provided (used) by operating activities	$ (77,072)	$ 163,772	$ 86,700

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

COMBINING STATEMENT OF NET POSITION
GOVERNMENTAL ACTIVITIES - INTERNAL SERVICE FUNDS
October 31, 2025

	Worker's Compensation Fund	Self-Funded Health Insurance Fund	Total
ASSETS			
Current assets:			
Cash and cash equivalents	$ 453,596	$ 1,801,099	$ 2,254,695
Restricted cash and cash equivalents	4,594	-	4,594
Accounts receivable	-	417,774	417,774
Total current assets	458,190	2,218,873	2,677,063
Non-current assets:			
Investments	245,406	-	245,406
Total non-current assets	245,406	-	245,406
Total assets	703,596	2,218,873	2,922,469
LIABILITIES			
Current liabilities:			
Accounts payable	7,506	-	7,506
Claims liability	438,788	226,738	665,526
Total liabilities	446,294	226,738	673,032
NET POSITION			
Restricted for statutory obligations	250,000	-	250,000
Unrestricted	7,302	1,992,135	1,999,437
TOTAL NET POSITION	$ 257,302	$ 1,992,135	$ 2,249,437

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
GOVERNMENTAL ACTIVITIES - INTERNAL SERVICE FUNDS
Year Ended October 31, 2025

	Worker's Compensation Fund	Self-Funded Health Insurance Fund	Total
OPERATING REVENUES			
Premiums	$ 400,020	$ 5,438,183	$ 5,838,203
Miscellaneous	10,870	143,822	154,692
Total operating revenues	410,890	5,582,005	5,992,895
OPERATING EXPENSES			
Contractual services	307,310	-	307,310
Claims expense	514,753	4,390,740	4,905,493
Other operating expenses	-	3,484	3,484
Total operating expenses	822,063	4,394,224	5,216,287
OPERATING INCOME (LOSS)	(411,173)	1,187,781	776,608
NON-OPERATING REVENUES			
Interest income	14,527	16,239	30,766
Unrealized gain on investment	8,470	-	8,470
Total non-operating revenues	22,997	16,239	39,236
INCOME (LOSS) BEFORE TRANSFERS	(388,176)	1,204,020	815,844
Transfers in	500,000	760,870	1,260,870
Change in net position	111,824	1,964,890	2,076,714
Net position, November 1	145,478	27,245	172,723
NET POSITION, OCTOBER 31	$ 257,302	$ 1,992,135	$ 2,249,437

The notes to the financial statements are an integral part of these statements.

CITY OF JEFFERSON

COMBINING STATEMENT OF CASH FLOWS
GOVERNMENTAL ACTIVITIES - INTERNAL SERVICE FUNDS
Year Ended October 31, 2025

	Worker's Compensation Fund	Self-Funded Health Insurance Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers	$ 400,020	$ 5,020,409	$ 5,420,429
Cash received from other sources	10,870	143,822	154,692
Cash paid to vendors	(792,879)	(4,453,442)	(5,246,321)
Net cash provided (used) by operating activities	(381,989)	710,789	328,800
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Transfers in	500,000	760,870	1,260,870
Net cash provided by noncapital financing activities	500,000	760,870	1,260,870
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	22,997	16,239	39,236
Investment purchases	(8,470)	-	(8,470)
Net cash provided by investing activities	14,527	16,239	30,766
Net change in cash and cash equivalents	132,538	1,487,898	1,620,436
Cash and cash equivalents, beginning of year	325,652	313,201	638,853
CASH AND CASH EQUIVALENTS, END OF YEAR	$ 458,190	$ 1,801,099	$ 2,259,289
Cash and cash equivalents	$ 453,596	$ 1,801,099	$ 2,254,695
Restricted cash	4,594	-	4,594
Total cash and cash equivalents	$ 458,190	$ 1,801,099	$ 2,259,289
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income (loss)	$ (411,173)	$ 1,187,781	$ 776,608
Adjustments:			
(Increase) decrease in assets and deferred outflows of resources:			
Accounts receivable	-	(417,774)	(417,774)
Increase (decrease) in liabilities and deferred inflows of resources:			
Accounts payable	(3,154)	-	(3,154)
Claims liability	32,338	(59,218)	(26,880)
Net cash provided (used) by operating activities	$ (381,989)	$ 710,789	$ 328,800

The notes to the financial statements are an integral part of these statements.

SINGLE AUDIT REPORTS

WILLIAMS KEEPERS LLC
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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and City Council
of the City of Jefferson

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Jefferson (the City) as of and for the year ended October 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated April 2, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

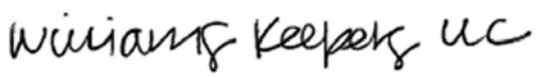
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Jefferson City, Missouri
April 2, 2026

WILLIAMS KEEPERS LLC
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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE

To the Honorable Mayor and City Council
of the City of Jefferson

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Jefferson's (the City) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended October 31, 2025. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended October 31, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States: and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

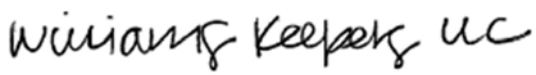
Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Jefferson City, Missouri
April 2, 2026

CITY OF JEFFERSON
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended October 31, 2025

	Assistance Listing Number	Pass Through Number	Passed Through to Subrecipients	Expenditures
U.S. Department of Agriculture:				
Passed Through Missouri Department of Health and Senior Services:				
Summer Food Service Program for Children (Child Nutrition Cluster)	10.559	N/A	$ -	$ 12,593
Total U.S. Department of Agriculture			-	12,593
U.S. Department of Housing and Urban Development:				
Direct Program:				
Community Development Block Grants/Entitlement Grants (CDBG - Entitlement/Special Purpose Grants Cluster)	14.218	N/A	-	324,782
Passed Through Missouri Department of Economic Development:				
Community Development Block Grants/State's Program	14.228	2020-CF-CV18 B-19-DF-29-0001 B-20-DW-29-0001	-	2,393,144
Total U.S. Department of Housing and Urban Development			-	2,717,926
U.S. Department of the Interior:				
Direct Program:				
Historic Preservation Fund Grants-In-Aid	15.904	N/A	309,779	309,779
Total U.S. Department of the Interior			309,779	309,779
U.S. Department of Justice:				
Direct Program:				
Bulletproof Vest Partnership Program	16.607	N/A	-	13,300
Public Safety Partnership and Community Policing Grants	16.710	N/A	-	4,808
Edward Byrne Memorial Justice Assistance Grant Program	16.738	N/A	-	102,623
Body Worn Camera Policy and Implementation	16.835	N/A	-	60,000
Total U.S. Department of Justice			-	180,731
U.S. Department of Transportation:				
Direct Program:				
Airport Improvement Program, Infrastructure Investment and Jobs Act Programs, and COVID-19 Airports Programs	20.106	N/A	-	3,385,179
Federal Transit Formula Grants (Federal Transit Cluster)	20.507	N/A	-	1,376,062
Buses and Bus Facilities Formula, Competitive, and Low or No Emissions Programs (Federal Transit Cluster)	20.526	N/A	-	19,049
State and Community Highway Safety (Highway Safety Cluster)	20.600	N/A	-	17,239
Alcohol Open Container Requirements	20.607	N/A	-	17,675
Passed Through Missouri Department of Transportation:				
Highway Planning and Construction	20.205	TAP-3100 (528) TAP-3101 (506)	-	872,992
National Priority Safety Programs (Highway Safety Cluster)	20.616	25-M12BDAT-17-001 25-M2HVE-05-020	-	9,645
Total U.S. Department of Transportation			-	5,697,841

(continued)

CITY OF JEFFERSON
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended October 31, 2025

	Assistance Listing Number	Pass Through Number	Passed Through to Subrecipients	Expenditures
U.S. Department of Treasury:				
Passed Through Missouri Department of Economic Development:				
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	SLFRP4542	-	1,377,818
Passed Through Missouri Department of Public Safety:				
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	SLFRP4542-CIIEG17 SLFRP4542-CIIEG18	-	578,808
Total U.S. Department of Treasury			-	1,956,626
U.S. Department of Health and Human Services:				
Passed Through Missouri Department of Health and Senior Services:				
Child Care and Development Block Grant	93.575	N/A	-	3,880
Total U.S. Department of Health and Human Services			-	3,880
Executive Office of the President:				
Passed Through Missouri State Highway Patrol:				
High Intensity Drug Trafficking Areas Program	95.001	G23MW0001A G24MW0001A	-	9,906
Total Executive Office of the President			-	9,906
U.S. Department of Homeland Security:				
Passed Through Missouri Department of Public Safety:				
State Domestic Preparedness Equipment Support Program	97.044	EMW-2022-FG-00523	-	4,274
Homeland Security Grant Program	97.067	EMW-2024-SS-05013-17	-	5,692
State and Local Cybersecurity Grant Program	97.137	EMW-2023-00007-NR23	-	1,055
Total U.S. Department of Homeland Security			-	11,021
Total Expenditures of Federal Awards			$ 309,779	$ 10,900,303

1. BASIS OF PRESENTATION

The schedule of expenditures of federal awards included only the current year federal grant activity of the City and is presented on the accrual basis of accounting. This information is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Amounts presented in this schedule as expenditures may differ from amounts presented in, or used in the presentation of, the basic financial statements, although such differences are not material.

2. INDIRECT COST RATE

Effective October 1, 2024, the Uniform Guidance increased the default de minimis indirect cost rate from 10% to 15% of modified total direct costs. For the fiscal year ended October 31, 2025, the City had one federal program for which it elected to continue using an indirect cost rate of 10%. No other federal awards of the City use a de minimis indirect cost rate.

CITY OF JEFFERSON

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended October 31, 2025

A. SUMMARY OF AUDIT RESULTS

1. The auditor's report expresses an unmodified opinion on whether the financial statements of the City were prepared in accordance with GAAP.

2. No material weaknesses or significant deficiencies relating to the audit of the financial statements are reported in the "Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*."

3. No instances of noncompliance material to the financial statements of the City, which would be required to be reported in accordance with *Government Auditing Standards*, were disclosed during the audit.

4. No material weaknesses or significant deficiencies relating to the audit of the major federal award programs are reported in the "Independent Auditor's Report on Compliance for Each Major Program and Report on Internal Control over Compliance in Accordance with the Uniform Guidance."

5. The auditor's report on compliance for the major federal award programs for the City expresses an unmodified opinion on the major federal programs.

6. No audit findings relative to the major federal award programs for the City, that are required to be reported in accordance with 2 CFR section 200.516(a), are reported in Part C of this Schedule.

7. The programs tested as major federal programs include:

	Assistance Listing Number
Airport Improvement Program, Infrastructure Investment and Jobs Act Programs, and COVID-19 Airports Programs	20.106
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027

8. The dollar threshold used to distinguish between Type A and B programs was $1,000,000.

9. The City did not qualify as a low-risk auditee for the year ended October 31, 2025.

B. FINDINGS – FINANCIAL STATEMENT AUDIT

None.

C. FINDINGS AND QUESTIONED COSTS – MAJOR FEDERAL AWARD PROGRAMS AUDIT

None.

CITY OF JEFFERSON

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
For the Year Ended October 31, 2025

There were no prior audit findings.

APPENDIX B

FORM OF THE CONTINUING DISCLOSURE AGREEMENT

This CONTINUING DISCLOSURE AGREEMENT dated as of _____ __, 2026 (this "Continuing Disclosure Agreement"), is executed and delivered by the CITY OF JEFFERSON, MISSOURI (the "City") and UMB BANK, N.A., St. Louis, Missouri, as dissemination agent (the "Dissemination Agent").

RECITALS

1. This Continuing Disclosure Agreement is executed and delivered by the City in connection with the issuance by the City of $30,000,000* Special Obligation Bonds, Series 2026 (the "Bonds"), pursuant to an Ordinance adopted by the governing body of the City (the "Ordinance").

2. The City is entering into this Continuing Disclosure Agreement for the benefit of the Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with Rule 15c2-12 of the Securities and Exchange Commission under the Securities Exchange Act of 1934 (the "Rule"). The City is the only "obligated person" with responsibility for continuing disclosure hereunder.

The City and the Dissemination Agent covenant and agree as follows:

Section 1. Definitions. In addition to the definitions set forth in the Ordinance, which apply to any capitalized term used in this Continuing Disclosure Agreement unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"**Annual Report**" means any Annual Report provided by the City pursuant to, and as described in, Section 2 of this Continuing Disclosure Agreement.

"**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 office or designated payment office of the paying agent or the Dissemination Agent 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 UMB Bank, N.A., acting in its capacity as dissemination agent hereunder, or any successor dissemination agent designated in writing by the City pursuant to this Continuing Disclosure Agreement.

"**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.

* Preliminary, subject to change.

"**Fiscal Year**" means the 12-month period beginning on November 1 and ending on October 31 or any other 12-month period selected by the City as the Fiscal Year of the City for financial reporting purposes.

"**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.

"**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.

"**Reportable Events**" means any of the events listed in Section 3 of this Continuing Disclosure Agreement.

Section 2. Provision of Annual Reports.

(a) The City shall, not later than April 30th immediately following the end of the City's Fiscal Year, commencing with the Fiscal Year ending October 31, 2027, file with the MSRB, through EMMA, the following financial information and operating data (the "Annual Report"):

(1) The audited financial statements of the City for the prior Fiscal Year, prepared in accordance with accounting principles described in the notes to the financial statements contained in Appendix A to the final Official Statement related to the Bonds. If audited financial statements are not available by the time the Annual Report is required to be provided pursuant to this Section, the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement relating to the Bonds, and the audited financial statements shall be provided 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 contained in the final Official Statement related to the Bonds, as described in Exhibit A, in substantially the same format contained in the final Official Statement with such adjustments to formatting or presentation determined to be reasonable by the City.

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 City is an "obligated person" (as defined by the Rule), which have been provided to 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 City 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 City 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 City's Fiscal Year changes, it shall give notice of such change in the same manner as for a Reportable Event under Section 3, and the Annual Report deadline provided above shall automatically become the last day of the sixth month after the end of the City's new fiscal year.

(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 Reportable Events.

Not later than 10 Business Days after the occurrence of any of the following events, the City 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 ("Reportable Events"):

(1) principal and interest payment delinquencies;
(2) non-payment related defaults, if material;
(3) unscheduled draws on debt service reserves reflecting financial difficulties;
(4) unscheduled draws on credit enhancements reflecting financial difficulties;
(5) substitution of credit or liquidity providers, or their failure to perform;
(6) 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 reportable events affecting the tax status of the Bonds;
(7) modifications to rights of bondholders, if material;
(8) bond calls, if material, and tender offers;
(9) defeasances;
(10) release, substitution or sale of property securing repayment of the Bonds, if material;
(11) rating changes;
(12) bankruptcy, insolvency, receivership or similar event of the obligated person;
(13) the consummation of a merger, consolidation, or acquisition involving the obligated person or the sale of all or substantially all of the assets of the obligated person, 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;
(14) appointment of a successor or additional trustee or the change of name of the trustee, if material;
(15) incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material; and
(16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

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

Section 4. Termination of Reporting Obligation. The City's obligations under this Continuing Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If the City's obligations under this Continuing Disclosure Agreement are assumed in full by some other entity, such person shall be responsible for compliance with this Continuing Disclosure Agreement in the same manner as if it were the City, and the City shall have no further responsibility hereunder. If such termination or substitution occurs prior to the final maturity of the Bonds, the City shall give notice of such termination or substitution in the same manner as for a Reportable Event under Section 3.

Section 5. Dissemination Agent. The City has appointed UMB Bank, N.A. as the initial Dissemination Agent to assist it in carrying out its obligations under this Continuing Disclosure Agreement. The City may, from time to time, appoint or engage a successor Dissemination Agent to assist it in carrying out its obligations under this Continuing Disclosure Agreement, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. Any Dissemination Agent may resign as dissemination agent hereunder at any time upon 30 days' prior written notice to the City. 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 City pursuant to this Continuing Disclosure Agreement.

Section 6. Amendment; Waiver. Notwithstanding any other provision of this Continuing Disclosure Agreement, the City may amend this Continuing Disclosure Agreement and any provision of this Continuing Disclosure Agreement may be waived, provided that Bond Counsel or other counsel experienced in federal securities law matters provides the City with its written opinion that the undertaking of the City 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 Continuing Disclosure Agreement.

In the event of any amendment or waiver of a provision of this Continuing Disclosure Agreement, the City 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 City. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (1) notice of such change shall be given in the same manner as for a Reportable Event under Section 3, and (2) 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 Continuing Disclosure Agreement shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Continuing Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Reportable Event, in addition to that required by this Continuing Disclosure Agreement. If the City chooses to include any information in any Annual Report or notice of occurrence of a Reportable Event, in addition to that specifically required by this Continuing Disclosure Agreement, the City shall have no obligation under this Continuing Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Reportable Event.

Section 8. Default. If the City fails to comply with any provision of this Continuing Disclosure Agreement, 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 City to comply with its obligations under this Continuing Disclosure Agreement. A default under this Continuing Disclosure Agreement shall not be deemed an event of default under the Ordinance or the Bonds, and the sole remedy under this Continuing Disclosure Agreement in the event of any failure of the City to comply with this Continuing Disclosure Agreement shall be an action to compel performance.

Section 9. Beneficiaries. This Continuing Disclosure Agreement shall inure solely to the benefit of the City, 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 Continuing Disclosure Agreement, the Ordinance or the Bonds shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions 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 Continuing Disclosure Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the City and the Dissemination Agent have caused this Continuing Disclosure Agreement to be executed as of the day and year first above written.

CITY OF JEFFERSON, MISSOURI

By: _____
Title: Mayor

UMB BANK, N.A., as Dissemination Agent

By: _____
Title: _____

EXHIBIT A TO CONTINUING DISCLOSURE AGREEMENT
FINANCIAL INFORMATION AND OPERATING DATA TO BE INCLUDED IN ANNUAL REPORT

The Annual Report shall contain or incorporate by reference the following financial information and operating data relating to the City and the Bonds, updated as of the end of the most recently completed Fiscal Year:

(1) A summary of the City's annual appropriations for payment of the Bonds, including amounts appropriated and amounts actually paid, for the most recently completed Fiscal Year;

(2) Status of the Project as of the end of the most recently completed Fiscal Year, including: (a) if the Project is not yet complete: a narrative description of the current status of construction, the estimated percentage of completion, and the estimated date of completion; (b) if the Project is operational: (i) total parking spaces available, (ii) annual utilization rates, and (iii) total parking revenues, in each case for the most recently completed Fiscal Year; and (c) any Reportable Events affecting the Project, including but not limited to material damage or casualty, or cessation of operations;

(3) Collections of revenues deposited into the Capital Improvement Fund for the most recently completed Fiscal Year, presented in substantially the same manner as set forth under the caption "FINANCIAL INFORMATION CONCERNING THE CITY – The Capital Improvement Fund" in the Official Statement.

EXHIBIT B TO CONTINUING DISCLOSURE AGREEMENT
FORM OF FAILURE TO FILE NOTICE

Event Notice Pursuant to SEC Rule 15c2-12(b)(5)(C)

Obligated Person: City of Jefferson, Missouri

Issues to which this Notice relates: $_____ Special Obligation Bonds, Series 2026

CUSIP Numbers for Issue to which this Notice relates: _____

Event Reported: Failure to Timely File Annual Financial Information/Audited Financial Statements

The Obligated Person did not timely file its operating data for the fiscal year ended October 31, 20__. Such operating data [*will be*] [*was*] filed with the MSRB through EMMA on _____, 20__.

The Obligated Person did not timely file its audited financial statements for the fiscal year ended October 31, 20__. Such audited financial statements [*will be*] [*were*] filed with the MSRB through EMMA on _____, 20__.

The information contained in this Notice has been submitted by the Obligated Person pursuant to contractual undertakings the Obligated Person made in accordance with SEC Rule 15c2-12. Nothing contained in the undertaking or this Notice is, or should be construed as, a representation by the Obligated Person that the information included in this Notice constitutes all of the information that may be material to a decision to invest in, hold or dispose of any of the securities listed above, or any other securities of the Obligated Person.

For additional information, contact:
Shelby Convery, Director of Finance
City of Jefferson, Missouri
320 E. McCarty Street
Jefferson City, Missouri 65101
(573) 634-6459
Date Submitted: [Date]
CITY OF JEFFERSON, MISSOURI

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