

**Des Peres Corners
Transportation Development District**

Basic Financial Statements

For The Year Ended December 31, 2024

Des Peres Corners Transportation Development District

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December 31, 2024

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Des Peres Corners Transportation Development District
Des Peres, Missouri

Opinions

We have audited the accompanying financial statements of the governmental activities and major fund of Des Peres Transportation Development District, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Des Peres Transportation Development District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities and major fund of the Des Peres Transportation Development District, as of December 31, 2024, and the respective changes in cash basis financial position for the year then ended in accordance with the cash basis of accounting described in Note 1.

Basis for Opinions

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

Emphasis of Matter—Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an 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 generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal 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 generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to 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 Des Peres Transportation Development District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Des Peres Transportation Development District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

Other Information

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

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

Wade Stables P.C.

Wade Stables P.C.
Certified Public Accountants

June 24, 2025
Troy, Missouri

Des Peres Corners Transportation Development District

Governmental Funds Balance Sheet and
Statement of Net Position - Cash Basis
December 31, 2024

	General Fund	Debt Service Fund	Project Fund	Total Funds	Adjustments	Statement of Net Position
Assets						
Cash and equivalents	\$ 245,044	\$ 5,843	\$ -	\$ 250,887	\$ -	\$ 250,887
Total Assets	<u>\$ 245,044</u>	<u>\$ 5,843</u>	<u>\$ -</u>	<u>\$ 250,887</u>	<u>\$ -</u>	<u>\$ 250,887</u>
Liabilities and Fund Balances / Net Position						
Fund Balance						
Restricted for:						
Debt Service	\$ -	\$ 5,843	\$ -	\$ 5,843	\$ (5,843)	\$ -
Capital Projects	-	-	-	-	-	-
Unassigned	245,044	-	-	245,044	(245,044)	-
Total Liabilities and Fund Balances	<u>\$ 245,044</u>	<u>\$ 5,843</u>	<u>\$ -</u>	<u>\$ 250,887</u>	<u>\$ (250,887)</u>	<u>\$ -</u>
Net Position						
Restricted for:						
Debt Service					\$ 5,843	\$ 5,843
Capital Projects					-	-
Unrestricted					245,044	245,044
Total Net Position					<u>\$ 250,887</u>	<u>\$ 250,887</u>

Des Peres Corners Transportation Development District
Governmental Fund Revenues, Expenditures, and Changes in Fund Balances and
Statement of Activities - Cash Basis
For the Year Ended December 31, 2024

	General Fund	Debt Service Fund	Project Fund	Total Funds	Adjustments	Statement of Activities
Expenditures/Expenses						
Trustee fees	\$ 4,050	\$ -	\$ -	\$ 4,050	\$ -	\$ 4,050
Bank fees	187	-	-	187	-	187
Administrative expense	8,830	-	-	8,830	-	8,830
Insurance expense	1,847	-	-	1,847	-	1,847
Interest expense	-	287,489	-	287,489	-	287,489
Revenue bond principal repayment	-	345,000	-	345,000	-	345,000
Total Expenditures/Expenses	\$ 14,914	\$ 632,489	\$ -	\$ 647,403	\$ -	\$ 647,403
General Revenues						
TDD sales tax revenues	\$ 535,404	\$ -	\$ -	\$ 535,404	\$ -	\$ 535,404
Interest income	8,771	3,802	-	12,573	-	12,573
Total General Revenues	\$ 544,175	\$ 3,802	\$ -	\$ 547,977	\$ -	\$ 547,977
Excess (Deficiency) of Revenues Over Expenditures	\$ 529,261	\$ (628,687)	\$ -	\$ (99,426)	\$ -	\$ (99,426)
Other Financing Sources (Uses)						
Transfers in	\$ -	\$ 632,866	\$ -	\$ 632,866	\$ -	\$ 632,866
Transfers out	(632,866)	-	-	(632,866)	-	(632,866)
Total Other Financing Sources (Uses)	\$ (632,866)	\$ 632,866	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (103,605)	\$ 4,179	\$ -	\$ (99,426)	\$ 99,426	\$ -
Change in net position					(99,426)	(99,426)
Fund balance/net position:						
Beginning of Year	348,849	1,664	-	350,313	-	350,313
End of Year	<u>\$ 245,044</u>	<u>\$ 5,843</u>	<u>\$ -</u>	<u>\$ 250,887</u>	<u>\$ -</u>	<u>\$ 250,887</u>

The accompanying notes to financial statements are an integral part of this statement.

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2024

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Pursuant to the Transportation Development District Act, Sections 238.200 to 238.275 of the Revised Statutes of Missouri, as amended (the "TDD Act"), the Des Peres Corners Transportation Development District (the "District") was established as a political subdivision by order of the Circuit Court of St. Louis County, Missouri for the purpose of financing certain improvements defined below (the "Transportation Project").

The Transportation Project includes the following improvements: (a) reconstruction of a median along that portion of Manchester Road that is adjacent to the boundaries of the District; (b) widening of a portion of Manchester Road that is adjacent to the boundaries of the District; (c) construction of sidewalks along those portions of Manchester Road and Ballas Road that are adjacent to the boundaries of the District; (d) construction of related curb cuts, road, and landscape improvements within and adjacent to the boundaries of the District along Manchester Road and Ballas Road; (e) demolition of existing Dawning Lane, Clara Lane, and Ballas Pond Court within the boundaries of the District and construction of a sidewalk for Ballas Pond Drive outside the boundaries of the District; (f) providing cross-access to a potential future commercial development located at the current site of the Colonnade Center; (g) construction of a parking lot; (h) acquisition of real property and rights-of-way in connection with items (a) to (g) above; (i) accompanying grading, drainage, pavement, curb, gutter, sidewalk, stormwater facilities, structures (including any architectural treatments related thereto), signing, striping, lighting, traffic signals, landscaping, irrigation systems, utility relocation or other similar or related infrastructure or improvements in connection with items (a) to (h) above; and (j) related engineering, design, maintenance, legal and lending fees, and expenses in connection with items (a) to (i) above, all within the boundaries of the City of Des Peres, Missouri (the "City").

The District, the City and Summit Manchester Investors, LLC (the "Developer") entered into a Transportation Development Agreement (the "Development Agreement"), dated August 7, 2008, whereby the Developer shall pay all Transportation Project Costs associated with the Transportation Project, including without limitation TDD Administration Costs incurred prior to Grand Opening, subject to reimbursement of Reimbursable Transportation Project Costs by the District upon its issuance of TDD Obligations to finance all or a portion of the Transportation Project. The District agrees to collect, and the City and the Developer agree to cooperate in causing the District to collect the TDD Sales Tax and to cause TDD Revenues to be transferred to the Trustee to be used to pay TDD Administrative Costs and debt service on the TDD Obligations issued to finance the Transportation Project.

On July 22, 2024, the District and the City of Des Peres, Missouri, entered into a First Amendment to the Intergovernmental Cooperation Agreement regarding the dedication and maintenance of the transportation project.

A reporting entity is comprised of the primary government, component units, and other organizations that are included to ensure that the financial statements of the District are not misleading. The primary government consists of all funds, departments, boards and agencies that are not legally separate from the District.

Component units are legally separate organizations for which the District is financially accountable. The District is financially accountable for an organization if the District appoints a voting majority of the organization's governing board and (1) the District is able to significantly influence the programs or services performed or provided by the organization; or (2) the District is legally entitled to or can otherwise access the organization's resources; the District is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization; or the District is obligated for the debt of the organization. Component units may also include organizations that are fiscally dependent on the District in that the District approves the budget, the issuance of debt, or the levying of taxes. The District has no component units.

The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The most significant of the District's accounting policies are described below.

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2024

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A) BASIS OF PRESENTATION

Special-purpose governments engaged in a single governmental program and having no component units may present financial statements as combining fund financial statements with government-wide statements. This is illustrated on the Governmental Funds Balance Sheet and Statement of Net Position - Cash Basis and the Governmental Fund Revenues, Expenditures, and Changes in Fund Balances and Statement of Activities - Cash Basis.

In the fund financial statements, financial transactions and accounts of the District are organized on the basis of funds. The operation of each fund is considered to be an independent fiscal and separate accounting entity, with a self-balancing set of accounts recording cash and/or other financial resources together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations. The fund statements are also presented on a cash basis of accounting. Major individual governmental funds are reported as separate columns in the fund financial statements.

The District reports the following major governmental funds:

Governmental Funds

General Fund – The District maintains three funds that make up the General Fund, as follows:

Sales Tax Trust Fund - The Sales Tax Trust Fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund. Revenues are derived primarily from sales taxes.

Revenue Fund - (a) No later than the 10th calendar day of each month (or the next Business Day thereafter if the 10th is not a Business Day) while the Bonds are Outstanding, the District shall transfer to the Trustee the TDD Sales Tax Revenues for such month for deposit into the Revenue Fund. If the Trustee has not received such TDD Sales Tax Revenues on or before the 15th calendar day of each month, the Trustee shall notify the District of such non-receipt. If the District has no TDD Sales Tax Revenues to transfer to the Trustee, the District shall so notify the Trustee in writing on or before the date on which such transfer would otherwise be required.

(b) On the 40th day (or if such day is not a Business Day, the immediately preceding Business Day), except as otherwise provided, prior to each Interest Payment Date, the Trustee shall apply moneys in the Revenue Fund to the extent necessary for the purposes and in the amounts as follows:

First, Starting with calendar year 2023, to the Operating Fund, one-half (1/2) of the Annual Operating Fund Deposit;

Second, to the Rebate Fund, when necessary, an amount sufficient to pay rebate, if any, to the United States of America, owed under Section 148 of the Code, as directed in writing by the District in accordance with the Tax Compliance Agreement or to pay any rebate analyst to perform rebate services as required by the Tax Compliance Agreement;

Third, pay to the Trustee or any Paying Agent, an amount sufficient for payment of any fees and expenses which are due and owing to the Trustee or any Paying Agent, upon delivery to the District and the Trustee of an invoice for such amounts (payments to the Trustee may not exceed \$3,500 in any calendar year);

Fourth, transfer to the Debt Service Account of the Debt Service Fund, when necessary, an amount sufficient to pay past-due interest, if any, on the Bonds;

Fifth, transfer to the Debt Service Account of the Debt Service Fund an amount sufficient to pay the interest becoming due and payable on the Bonds on such Interest Payment Date; and

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2024

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A) BASIS OF PRESENTATION (CONTINUED)

Sixth, transfer to the Redemption Account of the Debt Service Fund all moneys then remaining in the Revenue Fund, which shall be applied to the payment of principal on all Bonds that are subject to redemption pursuant to Section 302(b) of the Trust Indenture.

(c) Notwithstanding the foregoing, if on the 40th day (or if such day is not a Business Day, the immediately preceding Business Day) prior to each Interest Payment Date, the amounts in the Revenue Fund are not sufficient to make the deposits required by clauses (b) First, through Fifth, above, then on the Business Day immediately preceding such Interest Payment Date, the Trustee shall apply all amounts on deposit in the Revenue Fund to make the deposits required by clauses First, through Fifth, above, to the extent possible.

(d) If, on any Interest Payment Date, the moneys in the Revenue Fund are insufficient to make payment to the Trustee and any Paying Agents and/or the District for its respective fees and expenses as provided above, then the unpaid portion shall be carried forward to the next Interest Payment Date, without accruing interest thereon.

(e) Upon final Maturity of the Bonds, all moneys in the Revenue Fund shall be used to the extent necessary to pay unpaid principal of and accrued interest on the Bonds. After payment in full of the principal of, redemption premium, if any, and interest on the Bonds (or provision having been made for the payment thereof as specified in this Indenture), and the fees, charges, and expenses of the Trustee and any Paying Agent, and the District, and any other amounts required to be paid under this Indenture, all amounts remaining in the Revenue Fund shall be returned to the District for deposit into the TDD Sales Tax Trust Fund.

Operating Fund – The Trustee shall disburse moneys in the Operating Fund from time to time upon receipt of a written request of the Authorized District Representative to pay costs of operating the District, maintaining the Transportation Project, paying the principal of or interest on the Bonds, or any other lawful purpose of the District. After payment in full of the principal of, redemption premium, if any, and interest on the Bonds (or provision having been made for the payment thereof as specified in this Indenture), and the fees, charges, and expenses of the Trustee and any Paying Agent and the District, and any other amounts required to be paid under this Indenture, all amounts remaining in the Operating Fund shall be returned to the District for deposit into the TDD Sales Tax Trust Fund.

Debt Service Fund – (a) Except as otherwise provided herein, all amounts paid and credited to the Debt Service Fund shall be expended solely for the payment of the principal of, redemption premium, if any, and interest on the Bonds as the same mature and become due or upon the redemption thereof.

(b) The District hereby authorizes and directs the Trustee to withdraw sufficient moneys from the Debt Service Fund to pay the principal of and interest on the Bonds as the same become due and payable and to make said moneys so withdrawn available to the Paying Agent for the purpose of paying said principal of and interest on the Bonds.

(c) The Trustee shall use any moneys in the Redemption Account of the Debt Service Fund to redeem all or part of the Bonds Outstanding and interest to accrue thereon prior to such redemption, in accordance with and to the extent permitted by Article III of the Trust Indenture. The Trustee, upon the written instructions from the District, signed by an Authorized District Representative, shall use moneys in the Redemption Account of the Debt Service Fund on a best efforts basis for the purchase of Bonds in the open market to the extent practical for the purpose of cancellation at prices not exceeding the principal amount of the Bonds plus accrued interest thereon to the date of such purchase, as applicable.

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2024

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A) BASIS OF PRESENTATION (CONCLUDED)

(d) If the moneys in the Debt Service Fund are insufficient to pay all accrued interest on the Bonds on any Interest Payment Date, then such moneys shall be applied ratably, according to the amounts due on such installment, to the Persons entitled thereto without any discrimination or privilege, and any unpaid portion shall accrue to the next Interest Payment Date, with interest thereon at the rate or rates specified in the Bonds to the extent permitted by law. If the moneys in the Debt Service Fund are insufficient to pay the principal of the Bonds on the Stated Maturity date thereof, then such moneys shall be applied ratably, according to the amounts of principal due on such date, to the Persons entitled thereto without any discrimination or privilege.

(e) After payment in full of the principal of, redemption premium, if any, and interest on the Bonds (or provision having been made for the payment thereof as specified in the Trust Indenture), and the fees, charges, and expenses of the Trustee and any Paying Agent, and the District, and any other amounts required to be paid under this Indenture, all amounts remaining in the Debt Service Fund shall be returned to the District for deposit into the TDD Sales Tax Trust Fund.

Project Fund – Moneys in the Costs of Issuance Account of the Project Fund shall be disbursed from time to time by the Trustee as set forth on Schedule 1 of the Trust Indenture, to be paid upon receipt by the Trustee of invoices therefor, but without the necessity of receipt by the Trustee of a requisition therefor. Any moneys remaining in the Costs of Issuance Account on the earlier of the payment of the Costs of Issuance set forth on Schedule I or the date (and if such date is not a Business Day, the next succeeding Business Day) which is ninety (90) days after the date of issuance of the Bonds, shall be deposited, without further authorization, into the applicable Series subaccount of the Redemption Account of the Debt Service Fund.

Rebate Fund - (a) There shall be deposited by the Trustee in the Rebate Fund such amounts as are required to be deposited therein pursuant to the Tax Compliance Agreement. Subject to the transfer provisions provided in subsection (c) below, all money at any time deposited in the Rebate Fund and any income earned thereon shall be held in trust to the extent required to pay arbitrage rebate to the federal government of the United States of America, and the District, and the Owners of any Bonds shall not have any rights in or claim to such money. All amounts deposited into or on deposit in the Rebate Fund shall be governed by this Section and by the Tax Compliance Agreement (which is incorporated in the Trust Indenture).

(b) Pursuant to the Tax Compliance Agreement, the Trustee, on behalf of the District, shall remit from the Rebate Fund rebate installments and the final rebate payments to the United States of America. The Trustee shall have no obligation to rebate any amounts required to be rebated pursuant to this Section and the Tax Compliance Agreement other than from moneys held in the Funds created under this Indenture or from other moneys provided to it by the District. Any moneys remaining in the Rebate Fund after redemption and payment of all of the Bonds and payment and satisfaction of any arbitrage rebate, or provision having been made therefor, shall be withdrawn and released to the District for deposit into the TDD Sales Tax Trust Fund.

(c) Notwithstanding any other provision of this Indenture, including in particular this Article, the obligation to remit arbitrage rebate to the United States of America and to comply with all other requirements of this Section, the preceding Section and the Tax Compliance Agreement shall survive the defeasance or payment in full of the Bonds.

B) BASIS OF ACCOUNTING

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied. Government-wide financial statements and Fund Financial Statements are prepared using the cash basis of accounting, a special purpose framework. Under the cash basis, revenues are recognized when received rather than when earned and expenditures are recognized when cash is disbursed rather than when the obligation is incurred.

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2024

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C) BUDGETS AND BUDGETARY ACCOUNTING

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

- 1) In accordance with Section 67 of the Missouri Revised Statutes, the budget officer, as designated by the District, prepares and adopts an annual budget which represents the complete financial plan for the ensuing budget year. The budget includes at least the following information:
 - a) A budget message describing the important features of the budget and major changes from the preceding year;
 - b) Estimated revenues to be collected from all sources for the budget year, with a comparative statement of actual or estimated revenues for the two years next preceding, itemized by year, fund, activity and object;
 - c) The amount required for the payment of interest, amortization, and redemption charges on the debt of the District;
 - d) A general budget summary.
- 2) In no event shall the total proposed expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year.
- 3) The District may revise, alter, increase or decrease the items in the proposed budget, subject to such limitations as may be provided by law provided, that in no event, shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year.
- 4) The District shall, before the beginning of the fiscal year, approve the budget and approve or adopt such orders, motions, resolutions or ordinances as may be required to authorize the budgeted expenditures and produce the revenues in the budget.
- 5) After the District has approved the budget and approved or adopted the orders, motions, resolutions or ordinances required to authorize the expenditures proposed in the budget, the District shall not increase the total amount authorized for expenditure from any fund, unless the District Board adopts a resolution setting forth the facts and reasons making the increase necessary and approves or adopts an order, motion resolution or ordinance to authorize the expenditures.

The 2024 budget was approved at the regularly scheduled Board of Directors' meeting. Annual budgets are prepared and adopted by fund on a basis consistent with the cash basis of accounting for the individual governmental funds. All annual appropriations lapse at fiscal year end.

D) CAPITAL ASSETS AND LONG-TERM LIABILITIES

In accordance with the cash basis of accounting, the government-wide and fund financial statements report capital asset additions as expenditures when cash is expended and debt proceeds are shown as other financing sources when cash is received. Debt principal payments are shown as expenditures when payments are made. Capital assets and long term liabilities are not maintained on these financial statements but long term debt is disclosed later in these notes to the financial statements.

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2024

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONCLUDED)

E) REVENUE RECOGNITION – SALES TAX

Sales tax revenues are collected monthly and remitted to the Missouri Department of Revenue. The District receives the sales tax revenue the month after it is collected by the Missouri Department of Revenue.

Sales tax revenues are recognized when they are received by the District.

F) FUND BALANCE AND NET POSITION

Net Position represents the difference between assets and liabilities. Net Position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the District or through external restrictions imposed by laws or regulations of the government. All other net position that does not meet the definition of "restricted" are reported as unrestricted net position. It is the District's policy to expend restricted resources first if the restrictions are met.

Fund balances are classified as follows:

Nonspendable- This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The District did not have any nonspendable fund balance as of December 31, 2024.

Restricted- This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or law or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District had an ending balance of \$5,843 for restricted fund balance that consisted of the Debt Service Fund.

Committed- This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District's Board. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The District had no committed resources as of December 31, 2024.

Assigned- This classification includes amounts that are constrained by the District's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the District Board through budgetary process. The District had no assigned resources as of December 31, 2024.

Unassigned- All amounts not included in other spendable classifications.

The District would typically use Restricted fund balances first, followed by Committed resources, and then Assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned resources first to defer the use of these other classified funds.

2) CASH AND CASH EQUIVALENTS

The District complies with various regulations on deposits and investments, which are imposed by the state statutes as follows:

Deposits - All deposits with financial institutions must be collateralized in an amount at least equal to uninsured deposits.

Investments - The District may invest in bonds of the State of Missouri or any wholly owned corporation of the United States; or in other short-term obligations of the United States.

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2024

2) CASH AND CASH EQUIVALENTS (CONCLUDED)

Cash of the District at December 31, 2024, is as follows:

Deposits

At December 31, 2024, the carrying amount of the District's deposits was \$250,887 and the bank balance was \$250,887. The bank balance in the Sales Tax Trust Fund was \$264 at year end. Any balance maintained in this account would be covered by federal depository insurance up to \$250,000. All cash balances with the Trustee were invested in Fidelity U.S. Treasury Money Market accounts. Due to the short-term nature of investments, cash balances are classified as cash equivalents in the District's basic financial statements. The Fidelity U.S. Treasury Money Market Fund is not insured by federal depository insurance coverage. The Fund, however, invests only in direct obligations of the United States and repurchase agreements for direct obligations of the United States.

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. State statutes require repurchase agreements to be fully collateralized by bonds or securities issued or guaranteed by the federal government or its instrumentalities. The District does not have an additional custodial credit risk policy.

Investments

There were no investments at December 31, 2024.

3) COMMITMENTS

On March 1, 2009, the District entered into an Intergovernmental Cooperation Agreement with the City. According to the Cooperation Agreement, the City and the District agree to cooperate in causing the District to collect the TDD Sales Tax and to cause TDD Revenues to be transferred to the Fiscal Agent to be used to pay TDD Administrative Costs and debt service on the TDD Obligations issued to finance the Transportation Project.

On February 1, 2009, the District entered into a Sales Tax Collection Agreement with the Collector. According to the Collection Agreement, the Collector agrees to perform all functions incident to the administration, collection, enforcement and operation of the TDD Sales Tax or to provide for the performance of such functions. The Collector, having collected or received the TDD Sales Tax, shall deposit all TDD Sales Tax revenues into the Sales Tax Trust Fund for the District. The Collector may deduct from the TDD Sales Tax revenues on deposit in the Sales Tax Trust Fund its actual fees, costs, and expenses related to the cost of collection of the TDD Sales Tax, provided that such Collection Costs shall not exceed one percent (1%) of the total amount of TDD Sales Tax revenues collected. Moneys on deposit in the Sales Tax Trust Fund, less any Collection Costs (the "TDD Revenues") shall not be deemed to be in the Collector's funds and shall not be commingled with any funds of the Collector. The Board may, in its sole discretion, direct the Collector to invest any or all of the TDD Revenues in accordance with applicable laws relating to investment of District funds. All interest earned upon the balance in the Sales Tax Trust Fund shall be deposited to the credit of the Sales Tax Trust Fund.

Per the Collection Agreement, upon imposition of the TDD Sales Tax and continuing each month thereafter until the expiration or repeal of the TDD Sales Tax, the Collector shall distribute or cause to be distributed part or all of the moneys on deposit in the Sales Tax Trust Fund pursuant to the Trust Indenture governing any TDD Obligations issued by the District, or as otherwise directed by the District. The District may expend such moneys on deposit in the Sales Tax Trust Fund for any and all purposes authorized by the TDD Act, provided that such expenditures may be governed by the terms of the Trust Indenture.

Effective starting in calendar year 2010, the State of Missouri collects and remits the TDD Sales Tax to the District and does not charge a collection fee.

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2024

3) COMMITMENTS (CONCLUDED)

On July 22, 2024, the District and the City of Des Peres, Missouri, entered into a First Amendment to the Intergovernmental Cooperation Agreement regarding the dedication and maintenance of the transportation project.

4) RELATED PARTIES

The Assistant Secretary on the Board of Directors of the District is also the owner of Development Dynamics, LLC, an administrative company that performs bookkeeping services for the District. During the year ending December 31, 2024, the District paid Development Dynamics, LLC \$8,830.

5) LITIGATION

At December 31, 2024, the District was not involved in any lawsuits.

6) TAXES

On August 7, 2008, the District authorized the TDD Sales Tax pursuant to the TDD Act at a rate of 1.00% on all retail sales. The sales tax shall not apply to the sale or use of motor vehicles, trailers, boats or outboard motors, to sales of electricity or electrical current, water and gas, or to sales of service to telephone subscribers, either local or long distance. The sales tax became effective on February 1, 2009 and is for a period of no more than 40 years from the date such tax is first imposed by the District.

7) LONG-TERM DEBT

On February 24, 2022, the District issued its Transportation Development Refunding Revenue Bonds, Series 2022, in an aggregate principal amount of approximately \$7,940,000 for the purpose of (a) refunding the Series 2013 Bonds, (b) refunding the Series 2010 Subordinate Notes, and (c) paying the costs of issuance of the Series 2022 Bonds. The Series 2022 Bonds are secured by a Trust Indenture dated as of February 1, 2022 by and between the District and UMB Bank, N.A.

At the year ended December 31, 2024, the balance of Transportation Development Refunding Revenue Bonds, Series 2022 was \$7,313,000. The Bonds bear interest at 3.8% and will mature September 1, 2043.

The total amount of interest that is past due as of December 31, 2024 is \$69,474. In 2024, the District paid \$345,000 in principal payments and \$287,489 in interest expense.

Transportation Development Refunding Revenue Bonds, Series 2022

Revenue bonds payable, January 1, 2024	\$ 7,658,000
Bonds issued	-
Bonds retired	(345,000)
Revenue bonds payable, December 31, 2024	<u>\$ 7,313,000</u>

A debt schedule is not presented in the audit report, because payments are interest only unless enough excess funds exist to make principal payments.

8) PROJECT COSTS

No project costs were incurred for the year ending December 31, 2024.

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2024

9) INTERFUND TRANSFERS

During the fiscal year ended December 31, 2024, the District had the following interfund transfers:

	<u>Transfers In</u>	<u>Transfers Out</u>
Governmental activities:		
General Fund	\$ -	\$ (632,866)
Debt Service Fund	632,866	-
Project Fund	-	-
	<u>\$ 632,866</u>	<u>\$ (632,866)</u>

During the year ended December 31, 2024, the District transferred funds from the General Fund to the Debt Service Fund to make required debt payments.

10) SUBSEQUENT EVENTS

These financial statements considered subsequent events through June 24, 2025, the date the financial statements were available to be issued

Other Information

Des Peres Corners Transportation Development District

Statement of Revenues Collected and Expenditures Paid -
General Fund - Budget and Actual - Cash Basis
For the Year Ended December 31, 2024

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues				
TDD sales tax revenues	\$ 625,000	\$ 625,000	\$ 535,404	\$ (89,596)
Interest income	1,500	9,000	8,771	(229)
Total Revenues	\$ 626,500	\$ 634,000	\$ 544,175	\$ (89,825)
Expenditures				
Bank fees	\$ 360	\$ 200	\$ 187	\$ 13
Trustee fees	3,745	4,050	4,050	-
Administrative expense	8,765	8,765	8,830	(65)
Insurance expenses	2,000	2,000	1,847	153
Legal and professional fees	6,000	6,000	-	6,000
Total Expenditures	\$ 20,870	\$ 21,015	\$ 14,914	\$ 6,101
Other Financing Sources (Uses)				
Transfers in	\$ -	\$ -	\$ -	\$ -
Transfers out	(508,500)	(615,985)	(632,866)	(16,881)
Total Other Financing Sources (Uses)	\$ (508,500)	\$ (615,985)	\$ (632,866)	\$ (16,881)
Net Change in Fund Balance	\$ 97,130	\$ (3,000)	\$ (103,605)	\$ (100,605)
Fund Balance - Beginning of Year		348,649	348,649	
Fund Balance - End of Year		\$ 345,649	\$ 245,044	

Des Peres Corners Transportation Development District

Statement of Revenues Collected and Expenditures Paid -
Debt Service Fund - Budget and Actual - Cash Basis
For the Year Ended December 31, 2024

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues				
Interest income	\$ 1,500	\$ 3,000	\$ 3,802	\$ 802
Total Revenues	<u>\$ 1,500</u>	<u>\$ 3,000</u>	<u>\$ 3,802</u>	<u>\$ 802</u>
Expenditures				
Interest expense	\$ 280,000	\$ 280,000	\$ 287,489	\$ (7,489)
Revenue bond principal repayment	230,000	335,985	345,000	(9,015)
Total Expenditures	<u>\$ 510,000</u>	<u>\$ 615,985</u>	<u>\$ 632,489</u>	<u>\$ (16,504)</u>
Other Financing Sources (Uses)				
Transfers in	\$ 508,500	\$ 615,985	\$ 632,866	\$ 16,881
Transfers out	-	-	-	-
Total Other Financing Sources (Uses)	<u>\$ 508,500</u>	<u>\$ 615,985</u>	<u>\$ 632,866</u>	<u>\$ 16,881</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ 3,000</u>	<u>\$ 4,179</u>	<u>\$ 1,179</u>
Fund Balance - Beginning of Year		<u>1,664</u>	<u>1,664</u>	
Fund Balance - End of Year		<u>\$ 4,664</u>	<u>\$ 5,843</u>	

Des Peres Corners Transportation Development District

Statement of Revenues Collected and Expenditures Paid -

Project Fund - Budget and Actual - Cash Basis

For the Year Ended December 31, 2024

	<u>Budgeted Amount Original</u>	<u>Budgeted Amount Final</u>	<u>Actual</u>	<u>Variance - Favorable (Unfavorable)</u>
Revenues				
Interest income	\$ -	\$ -	\$ -	\$ -
Total Revenues	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Expenditures				
Project costs	\$ -	\$ -	\$ -	\$ -
Total Expenditures	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Other Financing Sources (Uses)				
Transfers in	\$ -	\$ -	\$ -	\$ -
Transfers out	-	-	-	-
Total Other Financing Sources (Uses)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Balance - Beginning of Year		-	-	
Fund Balance - End of Year		<u>\$ -</u>	<u>\$ -</u>	

Des Peres Corners Transportation Development District

Statement of Revenues Collected and Expenditures Paid -

All Funds - Budget and Actual - Cash Basis

For the Year Ended December 31, 2024

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues				
TDD sales tax revenues	\$ 625,000	\$ 625,000	\$ 535,404	\$ (89,596)
Interest income	3,000	12,000	12,573	573
Total Revenues	<u>\$ 628,000</u>	<u>\$ 637,000</u>	<u>\$ 547,977</u>	<u>\$ (89,023)</u>
Expenditures				
Trustee fees	\$ 3,745	\$ 4,050	\$ 4,050	\$ -
Bank fees	360	200	187	13
Administrative expense	8,765	8,765	8,830	(65)
Insurance expense	2,000	2,000	1,847	153
Legal and professional fees	6,000	6,000	-	6,000
Interest expense	280,000	280,000	287,489	(7,489)
Revenue bond principal repayment	230,000	335,985	345,000	(9,015)
Total Expenditures	<u>\$ 530,870</u>	<u>\$ 637,000</u>	<u>\$ 647,403</u>	<u>\$ (10,403)</u>
Other Financing Sources (Uses)				
Transfers in	\$ 508,500	\$ 615,985	\$ 632,866	\$ 16,881
Transfers out	(508,500)	(615,985)	(632,866)	(16,881)
Total Other Financing Sources (Uses)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Net Change in Fund Balance	<u>\$ 97,130</u>	<u>\$ -</u>	<u>\$ (99,426)</u>	<u>\$ (99,426)</u>
Fund Balances - Beginning of Year		<u>350,313</u>	<u>350,313</u>	
Fund Balances - End of Year		<u>\$ 350,313</u>	<u>\$ 250,887</u>	