

**Des Peres Corners
Transportation Development District**

Basic Financial Statements

And Management's Discussion and Analysis

For The Year Ended December 31, 2020

Des Peres Corners Transportation Development District

Table of Contents
December 31, 2020

	<u>Page</u>
Independent Auditor's Report	1-2
Management's Discussion and Analysis	3-6
Governmental Funds Balance Sheet and Statement of Net Position - Cash Basis	7
Governmental Fund Revenues, Expenditures, and Changes in Fund Balances and Statement of Activities - Cash Basis	8
Notes to Financial Statements	9-18
Supplementary Information:	
Statement of Revenues Collected and Expenditures Paid - General Fund - Budget and Actual - Cash Basis	19
Statement of Revenues Collected and Expenditures Paid - Debt Service Fund - Budget and Actual - Cash Basis	20
Statement of Revenues Collected and Expenditures Paid - Project Fund - Budget and Actual - Cash Basis	21
Statement of Revenues Collected and Expenditures Paid - Sales Tax Trust Fund - Budget and Actual - Cash Basis	22
Statement of Revenues Collected and Expenditures Paid - Revenue Fund - Budget and Actual - Cash Basis	23
Statement of Revenues Collected and Expenditures Paid - Debt Service Fund - Budget and Actual - Cash Basis	24
Statement of Revenues Collected and Expenditures Paid - Debt Service Reserve Fund - Budget and Actual - Cash Basis	25
Statement of Revenues Collected and Expenditures Paid - Operating Fund - Budget and Actual - Cash Basis	26
Statement of Revenues Collected and Expenditures Paid - All Funds - Budget and Actual - Cash Basis	27
Compliance Section:	
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 <i>Government Auditing Standards</i>	28-29



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Independent Auditor's Report

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

We have audited the accompanying cash basis financial statements of the governmental activities and each major fund of Des Peres Corners Transportation Development District as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 1; this includes 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 error or fraud.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities and each major fund of Des Peres Corners Transportation Development District as of December 31, 2020, and the respective changes in financial position thereof for the year then ended in accordance with the cash basis of accounting as described in Note 1.

Independent Auditor's Report (Concluded)

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.

Other Matters

Our audit was conducted for the purpose of forming opinions on the financial statements as a whole that collectively comprise Des Peres Corners Transportation Development District's basic financial statements. The management's discussion and analysis and budgetary comparison information on pages 3-6 and 19-27, which are the responsibility of management, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 28, 2021, on our consideration of the Des Peres Corners Transportation Development District'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 Des Peres Corners Transportation Development District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Des Peres Corners Transportation Development District's internal control over financial reporting and compliance.

Wade Stables P.C.

Wade Stables P.C.
Certified Public Accountants

June 28, 2021
Hannibal, Missouri

Management's Discussion and Analysis

Des Peres Corners Transportation Development District

Management's Discussion and Analysis For the Year Ended December 31, 2020 (Unaudited)

The discussion and analysis of Des Peres Corners Transportation Development District's financial performance provides an overview and analysis of the District's financial statements for the year ended December 31, 2020. It should be read in conjunction with the accompanying basic financial statements.

Financial Highlights

- The assets of Des Peres Corners Transportation Development District exceeded its liabilities at the close of the year ended December 31, 2020 by \$966,324. Of this amount, \$191,310 (unrestricted net position) could be used to meet the District's ongoing obligations to citizens and creditors.
- The assets of Des Peres Corners Transportation Development District exceeded its liabilities at the close of the year ended December 31, 2019 by \$955,975. Of this amount, \$174,689 (unrestricted net position) could be used to meet the District's ongoing obligations to citizens and creditors.
- The District's total net position increased by \$10,349 for the year ended December 31, 2020. The primary reason for this is because the District received \$574,709 in total revenues and spent \$564,360 on total expenses.
- The District's total net position increased by \$4,188 for the year ended December 31, 2019. The primary reason for this is because the District received \$540,039 in total revenues and spent \$535,851 on total expenses.
- The District did not issue any additional debt for the years ending December 31, 2020 and 2019.

Using This Special Purpose Framework

The financial statements are presented on a basis of cash receipts and cash disbursements, a basis of accounting other than Generally Accepted Accounting Principles (GAAP). These statements include all assets and liabilities arising from cash transactions; a basis of accounting takes into consideration all of the current year's revenues collected and expenditures paid, but does not include capital assets, amounts due in the future from others, or liabilities payable from future revenues.

Overview of the Financial Statements

The discussion and analysis serves as an introduction to Des Peres Corners Transportation Development District's basic financial statements. The District's financial statements are comprised of two components, combined government-wide and fund financial statements and notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Combined Government-wide and Fund Financial Statements

Government-wide and Fund financial statements are combined as allowed by the Governmental Accounting Standards Board for special purpose governments. As such, these combined statements show each major fund as well as the primary government as a whole.

Governmental Fund - All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of the funds and the balance left at year-end that is available for spending. The funds are reported using the cash basis of accounting. This measurement focus reports on revenues received and expenditures paid during the period. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

The Des Peres Corners Transportation Development District internally maintains six individual governmental funds, however to conform with Governmental Accounting Standards, reporting is summarized into three major funds. Information is presented in the Statement of Net Position - Cash Basis, for the General Fund, the Debt Service Fund, and the Project Fund, which are all considered major funds. The General Fund consists of: the Sales Tax Trust Fund, the Revenue Fund, and the Operating Fund. The Debt Service Fund consists of: the Debt Service Fund and the Debt Service Reserve Fund. Internal fund information is shown as other supplementary information.

Des Peres Corners Transportation Development District

Management's Discussion and Analysis For the Year Ended December 31, 2020 (Unaudited)

Notes to 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 financial statements can be found immediately following the basic financial statements.

The District as a Whole – Government-Wide Financial Analysis

The District's combined net position was \$966,324 as of December 31, 2020.

**Table 1
Summary of Net Position
at December 31, 2020 and 2019**

	Governmental Activities	
	2020	2019
Current and other assets	\$ 966,324	\$ 955,975
Total Assets	\$ 966,324	\$ 955,975
Net position:		
Restricted	\$ 775,014	\$ 781,286
Unrestricted	191,310	174,689
Total Net Position	\$ 966,324	\$ 955,975

**Table 2
Changes in Net Position**

	Governmental Activities	
	2020	2019
Revenues and Other Financing Sources:		
Taxes	\$ 571,922	\$ 524,573
Interest income	2,787	15,466
Total revenues	\$ 574,709	\$ 540,039
Expenses:		
General government	\$ 15,047	\$ 19,238
Interest expense	334,313	341,613
Revenue bond principal repayment	215,000	175,000
Total expenses	\$ 564,360	\$ 535,851
Increase (decrease) in net position	\$ 10,349	\$ 4,188
Net Position at beginning of year	955,975	951,787
Net Position at end of year	\$ 966,324	\$ 955,975

PROPERTY, PLANT AND EQUIPMENT AND DEBT

Property, Plant and Equipment

During the years ending December 31, 2020 and 2019, the District did not have any capital additions.

Des Peres Corners Transportation Development District

Management's Discussion and Analysis For the Year Ended December 31, 2020 (Unaudited)

Debt

As of the year ended December 31, 2020, the District had \$6,525,000 in revenue bonds payable and \$1,963,394 in revenue notes payable. The District made principal payments of \$215,000 and interest payments of \$334,313 during the year.

As of the year ended December 31, 2019, the District had \$6,740,000 in revenue bonds payable and \$1,963,394 in revenue notes payable. The District made principal payments of \$175,000 and interest payments of \$341,613 during the year.

General Fund Budgeting Highlights

For the year ending December 31, 2020, actual expenditures on a budgetary basis were \$15,047, compared to the budgeted amount of \$19,048. The primary reason for the \$4,001 positive variance is the result of the District budgeting too much for administrative expenses.

For the year ending December 31, 2019, actual expenditures on a budgetary basis were \$19,238, compared to the budgeted amount of \$20,137. The primary reason for the \$899 positive variance is the result of the District budgeting for rebate fees that were not incurred during the year.

For the year ending December 31, 2020, actual revenues on a budgetary basis were \$572,303, compared to the budgeted amount of \$516,180. The primary reason for the \$56,123 positive variance is the result of the District not budgeting enough for TDD sales tax revenues.

For the year ending December 31, 2019, actual revenues on a budgetary basis were \$526,593, compared to the budgeted amount of \$469,292. The primary reason for the \$57,301 positive variance is the result of the District not budgeting enough for TDD sales tax revenues.

Debt Service Fund Budgeting Highlights

For the year ending December 31, 2020, actual expenditures on a budgetary basis were \$549,313, compared to the budgeted amount of \$505,413. The primary reason for the \$43,900 negative variance is the result of the District not budgeting enough for revenue bond principal repayment.

For the year ending December 31, 2019, actual expenditures on a budgetary basis were \$516,613, compared to the budgeted amount of \$467,000. The primary reason for the \$49,613 negative variance is the result of the District not budgeting enough for revenue bond principal repayment.

For the year ending December 31, 2020, actual revenues on a budgetary basis were \$2,377, compared to the budgeted amount of \$7,770. The reason for the \$5,393 negative variance is the result of the District budgeting too much for interest income.

For the year ending December 31, 2019, actual revenues on a budgetary basis were \$13,282, compared to the budgeted amount of \$13,771. The reason for the \$489 negative variance is the result of the District budgeting too much for interest income.

Project Fund Budgeting Highlights

For the year ending December 31, 2020, actual expenditures on a budgetary basis were \$0, compared to the budgeted amount of \$0.

For the year ending December 31, 2019, actual expenditures on a budgetary basis were \$0, compared to the budgeted amount of \$0.

Des Peres Corners Transportation Development District

Management's Discussion and Analysis For the Year Ended December 31, 2020 (Unaudited)

For the year ending December 31, 2020, actual revenues on a budgetary basis were \$29, compared to the budgeted amount of \$100. The reason for the \$71 negative variance is the result of the District budgeting too much for interest income.

For the year ending December 31, 2019, actual revenues on a budgetary basis were \$164, compared to the budgeted amount of \$176. The reason for the \$12 negative variance is the result of the District budgeting too much for interest income.

Economic Factors and Next Year's Budget

Local, national and international economic factors influence the District's revenues. Positive economic growth correlates with increased revenues from property taxes. Economic growth in the local economy may be measured by a variety of indicators such as employment growth, unemployment, and new construction and assessed valuation. The District has prepared its budget for the next fiscal year considering the economic factors discussed above.

Contacting the District's Financial Management

This financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have questions about this report or need additional information, contact the District.

Des Peres Corners Transportation Development District

Governmental Funds Balance Sheet and
Statement of Net Position - Cash Basis
December 31, 2020

	Debt		Project Fund	Total Funds	Adjustments	Statement of Net Position
	General Fund	Service Fund				
Assets						
Cash and equivalents	\$ 191,310	\$ 764,688	\$ 10,326	\$ 966,324	\$ -	\$ 966,324
Total Assets	<u>\$ 191,310</u>	<u>\$ 764,688</u>	<u>\$ 10,326</u>	<u>\$ 966,324</u>	<u>\$ -</u>	<u>\$ 966,324</u>
Liabilities and Fund Balances / Net Position						
Fund Balance:						
Restricted for:						
Debt Service	\$ -	\$ 764,688	\$ -	\$ 764,688	\$ (764,688)	\$ -
Capital Projects	-	-	10,326	10,326	(10,326)	-
Unassigned	191,310	-	-	191,310	(191,310)	-
Total Liabilities and Fund Balances	<u>\$ 191,310</u>	<u>\$ 764,688</u>	<u>\$ 10,326</u>	<u>\$ 966,324</u>	<u>\$ (966,324)</u>	<u>\$ -</u>
Net Position:						
Restricted for:						
Debt Service					\$ 764,688	\$ 764,688
Capital Projects					10,326	10,326
Unrestricted					191,310	191,310
Total Net Position					<u>\$ 966,324</u>	<u>\$ 966,324</u>

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

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, 2020

	General Fund	Debt Service Fund	Project Fund	Total Funds	Adjustments	Statement of Activities
Expenditures/Expenses:						
Trustee fees	\$ 3,954	\$ -	\$ -	\$ 3,954	\$ -	\$ 3,954
Bank fees	370	-	-	370	-	370
Administrative expense	3,325	-	-	3,325	-	3,325
Insurance expense	1,673	-	-	1,673	-	1,673
Legal and professional fees	3,325	-	-	3,325	-	3,325
Audit fees	2,400	-	-	2,400	-	2,400
Interest expense	-	334,313	-	334,313	-	334,313
Revenue bond principal repayment	-	215,000	-	215,000	-	215,000
Total Expenditures/Expenses	\$ 15,047	\$ 549,313	\$ -	\$ 564,360	\$ -	\$ 564,360
General Revenues:						
TDD sales tax revenues	\$ 571,922	\$ -	\$ -	\$ 571,922	\$ -	\$ 571,922
Interest income	381	2,377	29	2,787	-	2,787
Total General Revenues	\$ 572,303	\$ 2,377	\$ 29	\$ 574,709	\$ -	\$ 574,709
Excess (Deficiency) of Revenues Over Expenditures	\$ 557,256	\$ (546,936)	\$ 29	\$ 10,349	\$ -	\$ 10,349
Other Financing Sources (Uses)						
Transfers in	\$ -	\$ 540,635	\$ -	\$ 540,635	\$ -	\$ 540,635
Transfers out	(540,635)	-	-	(540,635)	-	(540,635)
Total Other Financing Sources (Uses)	\$ (540,635)	\$ 540,635	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	\$ 16,621	\$ (6,301)	\$ 29	\$ 10,349	\$ (10,349)	\$ -
Change in net position					10,349	10,349
Fund balance/net position:						
Beginning of Year	174,689	770,989	10,297	955,975	-	955,975
End of Year	\$ 191,310	\$ 764,688	\$ 10,326	\$ 966,324	\$ -	\$ 966,324

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, 2020

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.

A reporting entity is comprised of the primary government, component units, and other organizations that are included to insure 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.

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 Statements of Net Position and Governmental funds Balance Sheet - Cash Basis and Statements of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balances - Cash Basis.

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2020

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A) BASIS OF PRESENTATION (CONTINUED)

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 internally maintains three separate 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 Authority shall cause the District to transfer to the Trustee the TDD Sales Tax Revenues for such month for deposit into the Revenue Fund; provided, however, notwithstanding the foregoing or anything in this Indenture to the contrary, the first \$10,000 of TDD Sales Tax Revenues received by the Trustee in calendar year 2013 shall be transferred to the Operating 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 Authority, the Underwriter, and the District of such nonreceipt. Pursuant to Section 4.2 of the Financing Agreement, at the time of such transfer, the District shall deliver to the Trustee and the Underwriter a written report in substantially the form attached to the Financing Agreement as Exhibit A. Pursuant to Section 4.2 of the Financing Agreement, if the District has no TDD Sales Tax Revenues to transfer to the Trustee, the District shall so notify the Trustee, the Authority, and the Underwriter 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, 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 Authority or 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 Authority (with a copy 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 an amount sufficient to pay the interest becoming due and payable on the Bonds on the next succeeding Interest Payment Date;

Des Peres Corners Transportation Development District

Notes to Financial Statements
For the Year Ended December 31, 2020

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A) BASIS OF PRESENTATION (CONTINUED)

Fifth, transfer to the Debt Service Account of the Debt Service Fund an amount sufficient to pay the principal becoming due and payable on the next succeeding Interest Payment Date by reason of maturity;

Sixth, for transfer to the Redemption Account in the Debt Service Fund for application to the redemption of the Bonds pursuant to Section 302(b), an amount sufficient to redeem the Series 2013 Bonds in accordance with 100% of the payment schedule (taking into account both the projected redemption on such Payment Date and the cumulative redemptions to and including such Payment Date) shown on Exhibit B to this Indenture;

Seventh, transfer to the Debt Service Reserve Fund such amount as may be required to restore any deficiency in the Debt Service Reserve Fund if the amount on deposit in the Debt Service Reserve Fund is less than the Debt Service Reserve Requirement;

Eighth, transfer to the Operating Fund an amount equal to \$2,500 and, if directed by the District in writing to the Trustee, an additional amount as specified by the District not to exceed \$5,000 per year; provided that the total amount under this paragraph Eighth shall not exceed \$10,000 in a given calendar year;

Ninth, pay all liabilities, losses, damages (including attorneys' fees and expenses) of the District for its indemnification of any causes of action (including negligent acts), suits, claims, costs, and expenses, demands, and judgments as required under Section 6.1(a) of the Financing Agreement;

Tenth, transfer to the Extraordinary Expense Fund an amount (not to exceed \$5,000 per year) sufficient to cause the balance in said Fund to equal \$20,000;

Eleventh, transfer to the Subordinate Note Trustee all moneys then remaining in the Revenue Fund to be used for debt service on the outstanding Subordinate Notes pursuant to the terms of the Subordinate Note Indenture; and

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

(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 prior to the application of any amount held in any reserve fund therefor.

(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, the District, and/or the Authority 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, the Authority, 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.

Des Peres Corners Transportation Development District

Notes to Financial Statements
For the Year Ended December 31, 2020

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A) BASIS OF PRESENTATION (CONTINUED)

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 the Trust Indenture), and the fees, charges, and expenses of the Trustee and any Paying Agent, the Authority, and the District, and any other amounts required to be paid under the Trust 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 – The District internally maintains two separate funds that make up the Debt Service Fund, as follows:

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, redemption premium, if any, and interest on the Bonds as the same mature and become due or upon the redemption thereof.

(b) The Authority 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 remaining 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 hereof. The Trustee, upon the written instructions from the Authority, signed by the Authorized Authority Representative as directed by the District, 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, if applicable.

(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 has 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, the Authority, and the District, and any other amounts required to be paid under the Trust Indenture, all amounts remaining in the Debt Service Fund shall be returned for deposit into the TDD Sales Tax Trust Fund.

Debt Service Reserve Fund – (a) Except as otherwise provided in the Trust Indenture, moneys in the Debt Service Reserve Fund shall be used by the Trustee without further authorization solely for the payment of the principal of and interest on the Bonds if moneys otherwise available for such purpose as provided in Section 405 hereof are insufficient to pay the same as they become due and payable and to make the final payment on the Bonds. The amount on deposit in the Debt Service Reserve Fund shall be valued by the Trustee 45

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2020

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A) BASIS OF PRESENTATION (CONTINUED)

days prior to each Interest Payment Date (or if such date is not a Business Day, the immediately preceding Business Day) and the Trustee shall give prompt written notice to the Authority and the District if such amount is less than the Debt Service Reserve Requirement. For the purpose of determining the amount on deposit in the Debt Service Reserve Fund, the value of any investments shall be set at the lower of their original cost or their fair market value (inclusive of accrued interest thereon) on the date of valuation. Moneys in the Debt Service Reserve Fund that are in excess of the Debt Service Reserve Requirement on any valuation date shall be deposited promptly by the Trustee without further authorization in the Revenue Fund.

(b) Moneys in a Series Account in the Debt Service Reserve Fund may be used to pay principal of and interest on the applicable Series of Bonds upon final Maturity thereof. 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, the Authority, and the District, and any other amounts required to be paid under the Trust Indenture, all amounts remaining in the Debt Service Reserve Fund shall be returned to the District for deposit into the TDD Sales Tax Trust Fund.

Project Fund – The District internally maintains three separate funds that make up the Project Fund, as follows:

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 attached hereto, 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.

Extraordinary Expense Fund - Amounts on deposit in the Extraordinary Expense Fund shall be used only for the purpose of paying the fees and expenses incurred by the Authority and/or the District in connection with an audit, questionnaire, or other request for information from the Internal Revenue Service in connection with the Bonds. The Trustee will disburse moneys from the Extraordinary Expense Fund upon receipt by the Trustee of a written request signed by the Authorized Authority Representative and/or the Authorized District Representative, including invoices for such extraordinary fees and expenses. 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, the Authority, and the District, and any other amounts required to be paid under this Indenture, all amounts remaining in the Extraordinary Expense Fund shall be returned to the District for deposit into the TDD Sales Tax Trust 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 Authority, 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 herein by reference).

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2020

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A) BASIS OF PRESENTATION (CONCLUDED)

(b) Pursuant to the Tax Compliance Agreement, the Trustee, on behalf of the Authority, shall remit from the Rebate Fund rebate installments and the final rebate payments to the United States. 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 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.

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.

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2020

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C) BUDGETS AND BUDGETARY ACCOUNTING (CONCLUDED)

- 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 2020 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 major 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.

E) 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, 2020.

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 \$775,014 for restricted fund balances that consisted of the Debt Service Fund and Project 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, 2020.

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, 2020.

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2020

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONCLUDED)

E) FUND BALANCE AND NET POSITION (CONCLUDED)

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 restrictions 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.

Cash of the District at December 31, 2020 is as follows:

Deposits

At December 31, 2020, the carrying amount of the District's deposits was \$966,324 and the bank balance was \$966,324. The bank balance in the Sales Tax Trust Fund was \$101 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, 2020.

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

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2020

3) COMMITMENTS (CONCLUDED)

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.

4) LITIGATION

At December 31, 2020, the District was not involved in any lawsuits.

5) 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.

6) LONG-TERM DEBT

On December 14, 2011, the District authorized the issuance of the 2011 TDD Bonds in an amount not to exceed \$6,620,000 to refund the 2009 TDD Bonds.

On December 27, 2011, the 2011 TDD Bonds were issued for \$6,620,000 and the 2009 TDD Bonds were refunded. All payments of principal and interest on the TDD Bonds are special limited obligations of the District, payable solely from the TDD Sales Tax plus any investment earnings thereon. The TDD Bonds are not a general obligation of the District, the State of Missouri, or any political subdivision thereof, nor of any officer or employee thereof.

On June 26, 2013, the District authorized the issuance of the 2013 TDD Bonds in an amount not to exceed \$7,625,000 to refund the 2011 TDD Bonds outstanding in full and to pay a portion of the accrued and unpaid interest on the bonds.

On July 1, 2013, the 2013 TDD Bonds were issued for \$7,625,000 and the 2011 TDD Bonds were refunded. The TDD Bonds were issued in authorized denominations and shall have the stated maturities and bear interest computed on a basis of a 360-day year of twelve 30-day months at the rates following:

Des Peres Corners Transportation Development District

Notes to Financial Statements For the Year Ended December 31, 2020

6) LONG-TERM DEBT (CONCLUDED)

<u>Maturity September 1</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2032	\$ 2,100,000	4.000%
2037	1,625,000	4.750%
2043	3,900,000	5.375%

In 2020, the District paid \$215,000 in principal payment and \$334,313 in interest expense, of which \$0 was for accrued and unpaid interest.

Transportation Development Refunding Revenue Bonds, Series 2013

Revenue bonds payable, January 1, 2020	\$ 6,740,000
Bonds issued	-
Bonds retired	(215,000)
Revenue bonds payable, December 31, 2020	<u>\$ 6,525,000</u>

On March 19, 2009, the District authorized the issuance of Transportation Sales Tax Revenue Notes, Series 2009 (the "Notes") in an amount not to exceed \$1,765,963 plus costs of issuance to reimburse the Developer for additional costs of the Transportation Project and to pay costs related to the issuance of the Notes. The Notes were issued on November 24, 2010 with a maturity date of March 1, 2049 and an interest rate of 7%.

In 2020, the District did not make any principal or interest payments. As of December 31, 2020, the District had \$1,593,681 in unpaid interest.

Transportation Sales Tax Revenue Notes, Series 2009

Revenue notes payable, January 1, 2020	\$ 1,963,394
Notes issued	-
Notes retired	-
Revenue notes payable, December 31, 2020	<u>\$ 1,963,394</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.

7) SUBSEQUENT EVENTS

These financial statements considered subsequent events through June 28, 2021, the date the financial statements were available to be issued.

On January 30, 2020, the World Health Organization ("WHO") announced a global health emergency because of a new strain of coronavirus originating in Wuhan, China (the "COVID-19 outbreak") and the risks to the international community as the virus spreads globally beyond its point of origin. In March 2020, the WHO classified the COVID-19 outbreak as a pandemic, based on the rapid increase in exposure globally.

The long-term impact of the COVID-19 pandemic on TDD Sales Tax Revenues is difficult to determine at this point. The District cannot predict (a) the duration or extent of the COVID-19 pandemic; (b) the duration or expansion of related business closings, public health orders, regulations and legislation; (c) what effect the COVID-19 pandemic will continue to have on global, national, and local economies; (d) whether recent job losses resulting from COVID-19-related business closures will be temporary or permanent and what effect such losses will have on consumer confidence; or (e) the impact the COVID-19 pandemic will have on TDD Sales Tax Revenues available for appropriation by the District. Developments regarding COVID-19 continue to occur on a daily basis and the extent to which COVID-19 will impact the TDD Sales Tax Revenues in the future is highly uncertain and cannot be predicted.

Supplementary 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, 2020

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
TDD sales tax revenues	\$ 472,415	\$ 515,000	\$ 571,922	\$ 56,922
Interest income	-	1,180	381	(799)
Total Revenues	\$ 472,415	\$ 516,180	\$ 572,303	\$ 56,123
Expenditures:				
Bank fees	\$ 300	\$ 330	\$ 370	\$ (40)
Trustee fees	3,745	3,745	3,954	(209)
Administrative expense	6,500	6,500	3,325	3,175
Insurance expenses	1,617	1,673	1,673	-
Legal and professional fees	4,400	4,400	3,325	1,075
Audit fees	2,400	2,400	2,400	-
Total Expenditures	\$ 18,962	\$ 19,048	\$ 15,047	\$ 4,001
Other Financing Sources (Uses)				
Transfers in	\$ -	\$ -	\$ -	\$ -
Transfers out	(452,929)	(495,300)	(540,635)	(45,335)
Total Other Financing Sources (Uses)	\$ (452,929)	\$ (495,300)	\$ (540,635)	\$ (45,335)
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses				
	\$ 524	\$ 1,832	\$ 16,621	\$ 14,789
Fund Balances - at beginning of the year		174,689	174,689	
Fund Balances - at end of the year		\$ 176,521	\$ 191,310	

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

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, 2020

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
Interest income	\$ -	\$ 7,770	\$ 2,377	\$ (5,393)
Total Revenues	\$ -	\$ 7,770	\$ 2,377	\$ (5,393)
Expenditures:				
Interest expense	\$ 322,929	\$ 335,413	\$ 334,313	\$ 1,100
Revenue bond principal repayment	130,000	170,000	215,000	(45,000)
Total Expenditures	\$ 452,929	\$ 505,413	\$ 549,313	\$ (43,900)
Other Financing Sources (Uses)				
Transfers in	\$ 452,929	\$ 495,300	\$ 540,635	\$ 45,335
Transfers out	-	-	-	-
Total Other Financing Sources (Uses)	\$ 452,929	\$ 495,300	\$ 540,635	\$ 45,335
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	\$ -	\$ (2,343)	\$ (6,301)	\$ (3,958)
Fund Balances - at beginning of the year		770,989	770,989	
Fund Balances - at end of the year		\$ 768,646	\$ 764,688	

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

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, 2020

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
Interest income	\$ -	\$ 100	\$ 29	\$ (71)
Total Revenues	\$ -	\$ 100	\$ 29	\$ (71)
Expenditures:				
Project costs	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources (Uses)				
Transfers in	\$ -	\$ -	\$ -	\$ -
Transfers out	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	\$ -	\$ 100	\$ 29	\$ (71)
Fund Balances - at beginning of the year		10,297	10,297	
Fund Balances - at end of the year		\$ 10,397	\$ 10,326	

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

Des Peres Corners Transportation Development District

Statement of Revenues Collected and Expenditures Paid -

Sales Tax Trust Fund - Budget and Actual - Cash Basis

For the Year Ended December 31, 2020

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
TDD sales tax revenues	\$ 472,415	\$ 515,000	\$ 571,922	\$ 56,922
Interest income	-	50	39	(11)
Total Revenues	<u>\$ 472,415</u>	<u>\$ 515,050</u>	<u>\$ 571,961</u>	<u>\$ 56,911</u>
Expenditures:				
Bank fees	300	330	370	(40)
Total Expenditures	<u>\$ 300</u>	<u>\$ 330</u>	<u>\$ 370</u>	<u>\$ (40)</u>
Other Financing Sources (Uses)				
Transfers in	\$ -	-	-	-
Transfers out	(472,115)	(514,720)	(571,594)	(56,874)
Total Other Financing Sources (Uses)	<u>\$ (472,115)</u>	<u>\$ (514,720)</u>	<u>\$ (571,594)</u>	<u>\$ (56,874)</u>
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (3)</u>	<u>\$ (3)</u>
Fund Balances - at beginning of the year		104	104	
Fund Balances - at end of the year		<u>104</u>	<u>101</u>	

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

Des Peres Corners Transportation Development District

Statement of Revenues Collected and Expenditures Paid -

Revenue Fund - Budget and Actual - Cash Basis

For the Year Ended December 31, 2020

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
Interest income	\$ -	\$ 1,100	\$ 333	\$ (767)
Total Revenues	\$ -	\$ 1,100	\$ 333	\$ (767)
Expenditures:				
Trustee fees	\$ 3,745	\$ 3,745	\$ 3,954	\$ (209)
Total Expenditures	\$ 3,745	\$ 3,745	\$ 3,954	\$ (209)
Other Financing Sources (Uses)				
Transfers in	\$ 472,115	\$ 524,420	\$ 578,245	\$ 53,825
Transfers out	(467,929)	(520,000)	(557,286)	(37,286)
Total Other Financing Sources (Uses)	\$ 4,186	\$ 4,420	\$ 20,959	\$ 16,539
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	\$ 441	\$ 1,775	\$ 17,338	\$ 15,563
Fund Balances - at beginning of the year		173,865	173,865	
Fund Balances - at end of the year		\$ 175,640	\$ 191,203	

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

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, 2020

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
Interest income	\$ -	\$ 770	\$ 214	\$ (556)
Total Revenues	\$ -	\$ 770	\$ 214	\$ (556)
Expenditures:				
Interest expense	\$ 322,929	\$ 335,413	\$ 334,313	\$ 1,100
Revenue bond principal repayment	130,000	170,000	215,000	(45,000)
Total Expenditures	\$ 452,929	\$ 505,413	\$ 549,313	\$ (43,900)
Other Financing Sources (Uses)				
Transfers in	\$ 452,929	\$ 505,000	\$ 547,286	\$ 42,286
Transfers out	-	-	-	-
Total Other Financing Sources (Uses)	\$ 452,929	\$ 505,000	\$ 547,286	\$ 42,286
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	\$ -	\$ 357	\$ (1,813)	\$ (2,170)
Fund Balances - at beginning of the year		3,969	3,969	
Fund Balances - at end of the year		\$ 4,326	\$ 2,156	

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

Des Peres Corners Transportation Development District

Statement of Revenues Collected and Expenditures Paid -
Debt Service Reserve Fund - Budget and Actual - Cash Basis
For the Year Ended December 31, 2020

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
Interest income	\$ -	\$ 7,000	\$ 2,163	\$ (4,837)
Total Revenues	<u>\$ -</u>	<u>\$ 7,000</u>	<u>\$ 2,163</u>	<u>\$ (4,837)</u>
Expenditures:				
Revenue bond principal repayment	\$ -	\$ -	\$ -	\$ -
Total Expenditures	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Other Financing Sources (Uses)				
Transfers in	\$ -	\$ -	\$ -	\$ -
Transfers out	\$ -	\$ (9,700)	\$ (6,651)	\$ 3,049
Total Other Financing Sources (Uses)	<u>\$ -</u>	<u>\$ (9,700)</u>	<u>\$ (6,651)</u>	<u>\$ 3,049</u>
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	<u>\$ -</u>	<u>\$ (2,700)</u>	<u>\$ (4,488)</u>	<u>\$ (1,788)</u>
Fund Balances - at beginning of the year		767,020	767,020	
Fund Balances - at end of the year		<u>\$ 764,320</u>	<u>\$ 762,532</u>	

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

Des Peres Corners Transportation Development District

Statement of Revenues Collected and Expenditures Paid -

Operating Fund - Budget and Actual - Cash Basis

For the Year Ended December 31, 2020

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
Interest income	\$ -	\$ 30	\$ 9	\$ (21)
Total Revenues	<u>\$ -</u>	<u>\$ 30</u>	<u>\$ 9</u>	<u>\$ (21)</u>
Expenditures:				
Administrative expenses	\$ 6,500	\$ 6,500	\$ 3,325	\$ 3,175
Insurance expenses	1,617	1,673	1,673	-
Legal and professional fees	4,400	4,400	3,325	1,075
Audit fees	2,400	2,400	2,400	-
Total Expenditures	<u>\$ 14,917</u>	<u>\$ 14,973</u>	<u>\$ 10,723</u>	<u>\$ 4,250</u>
Other Financing Sources (Uses)				
Transfers in	\$ 15,000	\$ 15,000	\$ 10,000	\$ (5,000)
Transfers out	-	-	-	-
Total Other Financing Sources (Uses)	<u>\$ 15,000</u>	<u>\$ 15,000</u>	<u>\$ 10,000</u>	<u>\$ (5,000)</u>
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	<u>\$ 83</u>	<u>\$ 57</u>	<u>\$ (714)</u>	<u>\$ (771)</u>
Fund Balances - at beginning of the year		<u>720</u>	<u>720</u>	
Fund Balances - at end of the year		<u>\$ 777</u>	<u>\$ 6</u>	

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

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, 2020

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
Revenues:				
TDD sales tax revenues	\$ 472,415	\$ 515,000	\$ 571,922	\$ 56,922
Interest income	-	9,050	2,787	(6,263)
Total Revenues	\$ 472,415	\$ 524,050	\$ 574,709	\$ 50,659
Expenditures:				
Trustee fees	\$ 3,745	\$ 3,745	\$ 3,954	\$ (209)
Bank fees	300	330	370	(40)
Administrative expense	6,500	6,500	3,325	3,175
Insurance expense	1,617	1,673	1,673	-
Legal and professional fees	4,400	4,400	3,325	1,075
Audit fees	2,400	2,400	2,400	-
Interest expense	322,929	335,413	334,313	1,100
Revenue bond principal repayment	130,000	170,000	215,000	(45,000)
Total Expenditures	\$ 471,891	\$ 524,461	\$ 564,360	\$ (39,899)
Other Financing Sources (Uses)				
Transfers in	\$ 452,929	\$ 495,300	\$ 540,635	\$ 45,335
Transfers out	(452,929)	(495,300)	(540,635)	(45,335)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses				
	\$ 524	\$ (411)	\$ 10,349	\$ 10,760
Fund Balances - at beginning of the year		955,975	955,975	
Fund Balances - at end of the year		\$ 955,564	\$ 966,324	

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

Compliance Section



100 North Sixth Street • P.O. Box 796 • Hannibal, Missouri 63401-0796 • Phone (573) 221-5998 • Fax (573) 221-2044

**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 Board of Directors
Des Peres Corners Transportation Development District
Des Peres, Missouri

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 and each major fund of Des Peres Corners Transportation Development District, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise Des Peres Corners Transportation Development District's basic financial statements, and have issued our report thereon dated June 28, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Des Peres Corners Transportation Development District's internal control over financial reporting (internal control) to determine the 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 Des Peres Corners Transportation Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Des Peres Corners Transportation Development District'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 entity'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 may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Des Peres Corners Transportation Development District'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 determination of financial statement amounts. 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*.

**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* (Concluded)**

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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Wade Stables P.C.

Wade Stables P.C.
Certified Public Accountants

June 28, 2021
Hannibal, Missouri