

**WingHaven**  
**Transportation Development District**

**Basic Financial Statements**

**And Management's Discussion and Analysis**

**For The Year Ended December 31, 2021**

# WingHaven Transportation Development District

Table of Contents  
December 31, 2021

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	<u>Page</u>
Independent Auditor's Report	1-3
Management's Discussion and Analysis	4-7
Governmental Funds Balance Sheet and Statement of Net Position - Cash Basis	8
Governmental Fund Revenues, Expenditures, and Changes in Fund Balances and Statement of Activities - Cash Basis	9
Notes to Financial Statements	10-17
<b>Supplementary Information:</b>	
Statement of Revenues Collected and Expenditures Paid - General Fund - Budget and Actual - Cash Basis	18
Statement of Revenues Collected and Expenditures Paid - Debt Service Fund - Budget and Actual - Cash Basis	19
Statement of Revenues Collected and Expenditures Paid - Project Fund - Budget and Actual - Cash Basis	20
Statement of Revenues Collected and Expenditures Paid - All Funds - Budget and Actual - Cash Basis	21
<b>Compliance Section:</b>	
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>	22-23



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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
WingHaven Transportation Development District  
O'Fallon, Missouri

### Opinions

We have audited the accompanying cash basis financial statements of the governmental activities and each major fund of WingHaven Transportation Development District as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the WingHaven 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 each major fund of the WingHaven Transportation Development District, as of December 31, 2021, 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the WingHaven 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 and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the WingHaven 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 WingHaven 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 management's discussion and analysis and budgetary comparison information but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

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

## INDEPENDENT AUDITOR'S REPORT (CONCLUDED)

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 17, 2022, on our consideration of the WingHaven 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 the WingHaven 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 WingHaven Transportation Development District's internal control over financial reporting and compliance.

*Wade Stables P.C.*  
**Wade Stables P.C.**  
*Certified Public Accountants*

June 17, 2022  
Hannibal, Missouri

## **Management's Discussion and Analysis**

**WingHaven Transportation Development District**  
Management's Discussion and Analysis  
For the Year Ended December 31, 2021  
(Unaudited)

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The discussion and analysis of WingHaven Transportation Development District's financial performance provides an overview and analysis of the District's financial statements for the year ended December 31, 2021. It should be read in conjunction with the accompanying basic financial statements.

### **Financial Highlights**

- The assets of WingHaven Transportation Development District exceeded its liabilities at the close of the year ended December 31, 2021 by \$96,408. Of this amount, \$55,925 (unrestricted net position) could be used to meet the District's ongoing obligations to citizens and creditors.
- The assets of WingHaven Transportation Development District exceeded its liabilities at the close of the year ended December 31, 2020 by \$91,133. Of this amount, \$62,839 (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 \$5,275 for the year ended December 31, 2021. The primary reason for this is because the District received \$179,298 in total revenues and spent \$174,023 on total expenses.
- The District's total net position increased by \$15,700 for the year ended December 31, 2020. The primary reason for this is because the District received \$162,214 in total revenues and spent \$146,514 on total expenses.
- The District did not issue any additional debt for the years ending December 31, 2021 or 2020.

### **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 WingHaven 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.

WingHaven Transportation Development District internally maintains five individual governmental funds, however, to conform with Governmental Accounting Standards, reporting is summarized into three major funds. Information is presented in the Governmental Funds Balance Sheet and 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. The Project Fund consists of: the Project Fund.

**WingHaven Transportation Development District**  
Management's Discussion and Analysis  
For the Year Ended December 31, 2021  
(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 \$96,408 as of December 31, 2021.

**Table 1**  
**Summary of Net Position**  
**at December 31, 2021 and 2020**

	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
Current and other assets	\$ 96,408	\$ 91,133
Total Assets	\$ 96,408	\$ 91,133
Net position:		
Restricted	\$ 40,483	\$ 28,294
Unrestricted	55,925	62,839
Total Net Position	\$ 96,408	\$ 91,133

**Table 2**  
**Changes in Net Position**

	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
General Revenues:		
Taxes	\$ 179,292	\$ 162,039
Interest income	6	175
Total revenues	\$ 179,298	\$ 162,214
Expenses:		
General government	\$ 42,845	\$ 24,429
Interest expense	131,178	122,085
Total expenses	\$ 174,023	\$ 146,514
Increase (decrease)		
in net position	\$ 5,275	\$ 15,700
Net Position at beginning of year	91,133	75,433
Net Position at end of year	\$ 96,408	\$ 91,133

**PROPERTY, PLANT AND EQUIPMENT AND DEBT**

**Property, Plant and Equipment**

During the years ending December 31, 2021 and 2020, the District did not have any additional capital additions.



**WingHaven Transportation Development District**  
Management's Discussion and Analysis  
For the Year Ended December 31, 2021  
(Unaudited)

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**Debt**

As of the year ended December 31, 2021, the District had \$3,171,322 in revenue notes payable. The District did not make any principal payments, but made interest payments of \$131,178 during the year.

As of the year ended December 31, 2020, the District had \$3,171,322 in revenue notes payable. The District did not make any principal payments, but made interest payments of \$122,085 during the year.

**General Fund Budgeting Highlights**

For the year ending December 31, 2021, actual expenditures on a budgetary basis were \$42,646 compared to the budget amount of \$44,151. The primary reason for the \$1,505 positive variance is the result of the District budgeting too much for legal and professional fees.

For the year ending December 31, 2020, actual expenditures on a budgetary basis were \$24,229 compared to the budget amount of \$35,727. The primary reason for the \$11,498 positive variance is the result of the District budgeting too much for administrative expenses.

For year ending December 31, 2021, the District's actual revenues on a budgetary basis were \$179,298 compared to the budgeted amount of \$177,459. The primary reason for the \$1,839 positive variance is the result of the District not budgeting enough for TDD sales tax revenues.

For year ending December 31, 2020, the District's actual revenues on a budgetary basis were \$162,206 compared to the budgeted amount of \$159,678. The primary reason for the \$2,528 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, 2021, actual expenditures on a budgetary basis were \$131,377 compared to the budget amount of \$122,284. The primary reason for the \$9,093 negative variance is the result of the District not budgeting enough for interest expense.

For the year ending December 31, 2020, actual expenditures on a budgetary basis were \$122,285 compared to the budget amount of \$122,285, resulting in a \$0 variance.

For year ending December 31, 2021, the District's actual revenues on a budgetary basis were \$0 compared to the budgeted amount of \$0.

For year ending December 31, 2020, the District's actual revenues on a budgetary basis were \$8 compared to the budgeted amount of \$12. The reason for the \$4 negative variance is the result of the District budgeting too much for interest income.

**Project Fund Budgeting Highlights**

For the year ending December 31, 2021, actual expenditures on a budgetary basis were \$0 compared to the budget amount of \$0.

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

For year ending December 31, 2021, the District's actual revenues on a budgetary basis were \$0 compared to the budgeted amount of \$0.

**WingHaven Transportation Development District**  
Management's Discussion and Analysis  
For the Year Ended December 31, 2021  
(Unaudited)

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

**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.

# WingHaven Transportation Development District

Governmental Funds Balance Sheet and

Statement of Net Position - Cash Basis

December 31, 2021

Assets	General Fund	Debt Service Fund	Project Fund	Total Funds	Adjustments	Statement of Net Position
Cash and equivalents	\$ 55,925	\$ 40,483	\$ -	\$ 96,408	\$ -	\$ 96,408
<b>Total Assets</b>	<b>\$ 55,925</b>	<b>\$ 40,483</b>	<b>\$ -</b>	<b>\$ 96,408</b>	<b>\$ -</b>	<b>\$ 96,408</b>
<b>Liabilities and Fund Balances / Net Position</b>						
Fund Balance:						
Restricted for:						
Debt Service	\$ -	\$ 40,483	\$ -	\$ 40,483	\$ (40,483)	\$ -
Capital Projects	-	-	-	-	-	-
Unassigned	55,925	-	-	55,925	(55,925)	-
<b>Total Liabilities and Fund Balances</b>	<b>\$ 55,925</b>	<b>\$ 40,483</b>	<b>\$ -</b>	<b>\$ 96,408</b>	<b>\$ (96,408)</b>	<b>\$ -</b>
Net Position:						
Restricted for:						
Debt Service					\$ 40,483	\$ 40,483
Capital Projects					-	-
Unrestricted					55,925	55,925
<b>Total Net Position</b>					<b>\$ 96,408</b>	<b>\$ 96,408</b>

# **WingHaven Transportation Development District**

Governmental Fund Revenues, Expenditures, and Changes in Fund Balances and  
Statement of Activities - Cash Basis  
For the Year Ended December 31, 2021

	General Fund	Debt Service Fund	Project Fund	Total Funds	Adjustments	Statement of Activities
<b>Expenditures/Expenses:</b>						
Trustee fees	\$ 5,300	\$ 199	\$ -	\$ 5,499	\$ -	\$ 5,499
Insurance expense	2,073	-	-	2,073	-	2,073
Bank fees	312	-	-	312	-	312
Administrative expenses	31,467	-	-	31,467	-	31,467
Legal and professional fees	594	-	-	594	-	594
Audit fees	2,900	-	-	2,900	-	2,900
Interest expense	-	131,178	-	131,178	-	131,178
<b>Total Expenditures/Expenses</b>	<b>\$ 42,646</b>	<b>\$ 131,377</b>	<b>\$ -</b>	<b>\$ 174,023</b>	<b>\$ -</b>	<b>\$ 174,023</b>
<b>General Revenues:</b>						
TDD sales tax revenues	\$ 179,292	\$ -	\$ -	\$ 179,292	\$ -	\$ 179,292
Interest income	6	-	-	6	-	6
<b>Total General Revenues</b>	<b>179,298</b>	<b>-</b>	<b>-</b>	<b>179,298</b>	<b>-</b>	<b>179,298</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>\$ 136,652</b>	<b>\$ (131,377)</b>	<b>\$ -</b>	<b>\$ 5,275</b>	<b>\$ -</b>	<b>\$ 5,275</b>
<b>Other Financing Sources (Uses)</b>						
Transfers in	-	\$ 143,566	\$ -	\$ 143,566	\$ -	\$ 143,566
Transfers out	(143,566)	-	-	(143,566)	-	(143,566)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (143,566)</b>	<b>\$ 143,566</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses</b>	<b>\$ (6,914)</b>	<b>\$ 12,189</b>	<b>\$ -</b>	<b>\$ 5,275</b>	<b>\$ (5,275)</b>	<b>\$ -</b>
Change in net position					5,275	5,275
Fund balance/net position:						
Beginning of Year	62,839	28,294	-	91,133	-	91,133
End of Year	\$ 55,925	\$ 40,483	\$ -	\$ 96,408	\$ -	\$ 96,408

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

## **WingHaven Transportation Development District**

### **Notes to Financial Statements For the Year Ended December 31, 2021**

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#### **1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

##### **Reporting Entity**

The WingHaven Transportation Development District (the District) is a political subdivision of the state of Missouri created under the Missouri Transportation Development District Act, sections 238.200 through 238.275 of the Revised Statutes of Missouri. The WingHaven Transportation Development District, Missouri (District) operates under a Board of Trustees for the purpose of financing the Transportation Projects in Fractional Sections 12 and 13 and part of U.S. Surveys 1641 and 1669, Township 46 North Range 2 East of the Fifth Principal Meridian, City of O'Fallon, and St. Charles, MO. The District began collecting sales tax on December 1, 2003. The District was created to levy certain taxes, for the purpose of funding the WingHaven Transportation projects. Projects of the District include:

Project A - Technology Drive Enhancements – Roads, storm sewer piping, curbs, signals, sidewalks, and landscaping.

Project B - Traffic signal installation at Lakeside Shoppes

Project C - Traffic signal installation at Phoenix Parkway

Project D - Trolley – shuttle system

Project E – Pedestrian crossing – Two pedestrian crossings over WingHaven Boulevard for enhanced access to country club.

Project F – Median Beautification – Landscaping along WingHaven Boulevard and Phoenix Parkway.

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 (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 Governmental Funds Balance Sheet and Statement of Net Position - Cash Basis and Governmental Fund Revenues, Expenditures and Changes in Fund Balances and Statement of Activities - Cash Basis.

**WingHaven Transportation Development District**  
Notes to Financial Statements  
For the Year Ended December 31, 2021

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**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 government 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** – The Revenue Fund contains a Series 2003A/A-1 account, a Series 2003B/B-1 account, a Series 2003C/C-1 account and a Series 2003 D/D-1 account. Moneys are deposited into each account of the Revenue Fund and shall be allocated in the following order:

(a) Moneys in each account of the Revenue Fund on the 5<sup>th</sup> day prior to each Payment Date (or is such date is not a Business Day, the immediately preceding Business Day) shall be applied by the Trustee to the extent necessary for the purposes and in the amounts as follows:

*First*, for transfer to the Operating Fund, (i) an amount equal to twenty-five percent (25%) of the Annual Operating Fund Deposit (\$15,000) plus (ii) an amount equal to the rental payment attributable to any capital lease relating to the trolley/shuttle system for the next calendar quarter, said amounts to be paid from each account within the Revenue Fund *pro rata* based on the percentage of City/Global Costs allocated to each Developer (provided, the total amount paid from the Operating Fund for the trolley/shuttle system during the term of the Bonds shall not exceed \$415,000 unless the Trustee and the District enter into a Supplemental Indenture providing for a higher amount);

*Second*, for payment to the Trustee or any Paying Agent, an amount sufficient for payment of any fees, charges, costs and expenses which are due and owing to the Trustee or any Paying Agent, upon delivery to the District of an invoice for such amounts, which shall be paid from each account within the Revenue Fund *pro rata* based on the percentage of City/Global Costs allocated to each Developer;

*Third*, for transfer to the applicable subaccount of the Note Payment Account within the Debt Service Fund, an amount sufficient to pay the interest on the applicable series of Notes on the next succeeding payment date;

*Fourth*, for transfer to the applicable subaccount of the Note Payment Account with the Debt Service Fund, an amount sufficient to pay the principal of an premium, if any, due on the applicable series of Notes by their terms on the next succeeding payment date; and

*Fifth*, for transfer to the applicable subaccount of the Redemption Account within the Debt Service Fund, for the payment of the principal of and accrued interest on all Notes of a particular series which are subject to redemption on the next succeeding payment date, all remaining funds in the applicable account of the Revenue Fund.

**WingHaven Transportation Development District**  
Notes to Financial Statements  
For the Year Ended December 31, 2021

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**1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**A) BASIS OF PRESENTATION (CONCLUDED)**

**Operating Fund** – Money in the Operating Fund shall be disbursed by the Trustee without inquiry or investigations from time to time upon receipt of a written request of the Authorized District Representative to pay costs of operating the District, maintaining the Project, paying the principal of or interest on the Notes or any other lawful purpose of the District.

**Debt Service Fund** – The Debt Service Fund contains a Note Payment Account (which contains a Series 2003A/A-1 Subaccount, a Series 2003B/B-1 Subaccount, a Series 2003C/C-1 Subaccount and a Series 2003D/D-1 Subaccount) and a Redemption Account (which contains a Series 2003A/A-1 Subaccount, a Series 2003B/B-1 Subaccount, a Series 2003C/C-1 Subaccount and a Series 2003D/D-1 Subaccount).

All amounts paid and credited to each account of the Debt Service Fund shall be expended solely for the payment of the principal of, redemption premium, if any, and interest on the applicable series of Notes as the same mature and become due or upon the redemption thereof.

**Project Fund** – The Project Fund contains a Series 2003A/A-1 Account, a Series 2003B/B-1 Account, a Series 2003C/C-1 Account, a Series 2003D/D-1 Account and a City/Global Account.

(a) Upon the delivery by the District of a written request and the issuance or endorsement of a Note, the applicable Developer shall be deemed to have advanced funds necessary to purchase the applicable Note and the District shall be deemed to have deposited such funds in the appropriate account of the Project Fund and shall be deemed to have reimbursed the Developer in full for such costs from the amounts deemed to be on deposit in the Project Fund.

(b) Money in the City/Global Account of the Project Fund shall be used to pay City/Global Costs. On or before the fifth Business Day following the submission to the Trustee of a disbursement request, the Trustee shall disburse from the City/Global Account in the Project Fund money sufficient to pay the amount requested in the disbursement request. Each request for disbursement from the City/Global Account in the Project Fund shall be signed by an Authorized District Representative.

(c) The Trustee shall maintain adequate records pertaining to the City/Global Account in the Project Fund and all disbursements therefrom, and shall file monthly statements of activity regarding the City/Global Account in the Project Fund with the District. The Trustee may rely conclusively on any disbursement request relating to the City/Global Account in the Project Fund and will not be required to make any independent inspection or investigation in connection therewith. The approval of each disbursement request by an Authorized District Representative shall constitute unto the Trustee an irrevocable determination that all conditions precedent to the payment of the specified amounts from the City/Global Account in the Project Fund have been completed.

**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.

**WingHaven Transportation Development District**  
Notes to Financial Statements  
For the Year Ended December 31, 2021

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**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 2021 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.



**WingHaven Transportation Development District**  
Notes to Financial Statements  
For the Year Ended December 31, 2021

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**1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONCLUDED)**

**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, 2021.

**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 \$40,483 for restricted fund balances 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, 2021.

**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, 2021.

**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.

**WingHaven Transportation Development District**  
Notes to Financial Statements  
For the Year Ended December 31, 2021

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**2) CASH AND CASH EQUIVALENTS (CONCLUDED)**

Cash of the District at December 31, 2021 is as follows:

**Deposits**

At December 31, 2021, the carrying amount of the District's deposits was \$96,408 and the bank balance was \$96,408. The bank balance in the Sales Tax Trust Fund was \$227 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, 2021.

**3) COMMITMENTS**

The District and the City of O'Fallon have entered into an Intergovernmental Cooperation Agreement, which governs the relationship between the District and the City. The agreement calls for the City to perform all functions incidental to the collection of the sales tax. The City earns a collection fee for the sales tax collected monthly. Effective March 2010, the State of Missouri began collecting the sales tax revenue and remitting the money to the TDD.

**4) LITIGATION**

At December 31, 2021, there were no claims or lawsuits pending against the District.

**5) TAXES**

A Transportation Development District Sales Tax of five eighths of one percent on all retail sales is collected by the City and remitted to the Development District. No Development District Sales Tax is levied on utilities, vehicles, or telephones. If the Board approves, the District tax could increase to 1%.

**6) LONG-TERM DEBT**

At the year ended December 31, 2021, the balance of Revenue Notes Series 2003A was \$1,456,441, the balance of Revenue Notes Series 2003A-1 was \$189,589, the balance of Revenue Notes Series 2003B was \$820,205, the balance of Revenue Notes Series 2003B-1 was \$94,709, the balance of Revenue Notes Series 2003C was \$0, the balance of Revenue Notes Series 2003D was \$568,653, and the balance of Revenue Notes Series 2003D-1 was \$41,725. The revenue notes are scheduled to mature on January 1, 2043. All of the notes bear interest at prime plus 2.5%. The interest rate at December 31, 2021 is 5.75% for all the Notes, except the Revenue Notes Series 2003C. The Revenue Notes Series 2003C has an interest rate of 7.25% at December 31, 2021.

**WingHaven Transportation Development District**  
Notes to Financial Statements  
For the Year Ended December 31, 2021

**6) LONG-TERM DEBT (CONCLUDED)**

The payments are interest only unless enough excess funds exist to make principal payments. The total amount of interest that is past due as of December 31, 2021 is \$4,589,083. In 2021 the District paid \$131,178 in interest expense.

	Payable at 1/1/21	Additions	Retirements	Payable at 12/31/21
Revenue Notes Series 2003A	\$ 1,456,441	\$ -	\$ -	\$ 1,456,441
Revenue Notes Series 2003A-1	189,589	-	-	189,589
Revenue Notes Series 2003B	820,205	-	-	820,205
Revenue Notes Series 2003B-1	94,709	-	-	94,709
Revenue Notes Series 2003C	-	-	-	-
Revenue Notes Series 2003D	568,653	-	-	568,653
Revenue Notes Series 2003D-1	41,725	-	-	41,725
Grand total	<u>\$ 3,171,322</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,171,322</u>

**7) PROJECT COSTS**

The District has spent a total of \$2,917,279 on improvements and projects within the District as of December 31, 2021. Once the projects are completed, the roads and sidewalks will be dedicated to the City. As of December 31, 2021 the District had not invested in any more improvements and projects.

**8) INTERFUND TRANSFERS**

During the fiscal year ended December 31, 2021, the District had the following interfund transfers:

	<u>Transfers In</u>	<u>Transfers Out</u>
Governmental activities:		
General Fund	\$ -	\$ (143,566)
Debt Service Fund	143,566	-
Project Fund	-	-
	<u>\$ 143,566</u>	<u>\$ (143,566)</u>

During the year ended December 31, 2021, the District transferred funds from the General Fund to the Debt Service fund to make required debt payments.

**9) SUBSEQUENT EVENTS**

These financial statements considered subsequent events through June 17, 2022, 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

**WingHaven Transportation Development District**  
Notes to Financial Statements  
For the Year Ended December 31, 2021

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**9) SUBSEQUENT EVENTS (CONCLUDED)**

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**

# WingHaven Transportation Development District

Statement of Revenues Collected and Expenditures Paid -

General Fund - Budget and Actual - Cash Basis

For the Year Ended December 31, 2021

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
<b>Revenues:</b>				
TDD sales tax revenues	\$ 168,000	\$ 177,455	\$ 179,292	\$ 1,837
Interest income	145	4	6	2
<b>Total Revenues</b>	<b>\$ 168,145</b>	<b>\$ 177,459</b>	<b>\$ 179,298</b>	<b>\$ 1,839</b>
<b>Expenditures:</b>				
Bank fees	\$ 290	\$ 309	\$ 312	\$ (3)
Trustee fees	5,565	5,400	5,300	100
Administrative expenses	23,600	31,467	31,467	-
Insurance expense	1,957	2,075	2,073	2
Legal and professional fees	2,000	2,000	594	1,406
Audit fees	2,500	2,900	2,900	-
<b>Total Expenditures</b>	<b>\$ 35,912</b>	<b>\$ 44,151</b>	<b>\$ 42,646</b>	<b>\$ 1,505</b>
<b>Other Financing Sources (Uses)</b>				
Transfers in	\$ -	\$ -	\$ -	\$ -
Transfers out	(142,190)	(103,083)	(143,566)	(40,483)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (142,190)</b>	<b>\$ (103,083)</b>	<b>\$ (143,566)</b>	<b>\$ (40,483)</b>
<b>Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses</b>				
	<b>\$ (9,957)</b>	<b>\$ 30,225</b>	<b>\$ (6,914)</b>	<b>\$ (37,139)</b>
<b>Fund Balances - at beginning of the year</b>				
		62,839	62,839	
<b>Fund Balances - at end of the year</b>		<b>\$ 93,064</b>	<b>\$ 55,925</b>	

# **WingHaven Transportation Development District**

Statement of Revenues Collected and Expenditures Paid -

Debt Service Fund - Budget and Actual - Cash Basis

For the Year Ended December 31, 2021

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
<b>Revenues:</b>				
Interest income	\$ 5	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<u>\$ 5</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Expenditures:</b>				
Interest expense				
Trustee fees				
<b>Total Expenditures</b>	<u>\$ 132,490</u>	<u>\$ 122,084</u>	<u>\$ 131,178</u>	<u>\$ (9,094)</u>
		200	199	1
	<u>\$ 132,490</u>	<u>\$ 122,284</u>	<u>\$ 131,377</u>	<u>\$ (9,093)</u>
<b>Other Financing Sources (Uses)</b>				
Transfers in	\$ 142,190	\$ 103,083	\$ 143,566	\$ 40,483
Transfers out	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<u>\$ 142,190</u>	<u>\$ 103,083</u>	<u>\$ 143,566</u>	<u>\$ 40,483</u>
<b>Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses</b>	<u>\$ 9,705</u>	<u>\$ (19,201)</u>	<u>\$ 12,189</u>	<u>\$ 31,390</u>
<b>Fund Balances - at beginning of the year</b>		<u>28,294</u>	<u>28,294</u>	
<b>Fund Balances - at end of the year</b>		<u>\$ 9,093</u>	<u>\$ 40,483</u>	

# **WingHaven Transportation Development District**

Statement of Revenues Collected and Expenditures Paid -

Project Fund - Budget and Actual - Cash Basis

For the Year Ended December 31, 2021

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
<b>Revenues:</b>				
Interest income	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	\$ -	\$ -	\$ -	\$ -
<b>Expenditures:</b>				
Project costs	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	\$ -	\$ -	\$ -	\$ -
<b>Other Financing Sources (Uses)</b>				
Transfers in	\$ -	\$ -	\$ -	\$ -
Transfers out	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	\$ -	\$ -	\$ -	\$ -
<b>Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses</b>	\$ -	\$ -	\$ -	\$ -
<b>Fund Balances - at beginning of the year</b>				
<b>Fund Balances - at end of the year</b>	\$ -	\$ -	\$ -	\$ -



# **WingHaven Transportation Development District**

Statement of Revenues Collected and Expenditures Paid -

All Funds - Budget and Actual - Cash Basis

For the Year Ended December 31, 2021

	Budgeted Amount Original	Budgeted Amount Final	Actual	Variance - Favorable (Unfavorable)
<b>Revenues:</b>				
TDD sales tax revenues	\$ 168,000	\$ 177,455	\$ 179,292	\$ 1,837
Interest income	150	4	6	2
<b>Total Revenues</b>	<b>\$ 168,150</b>	<b>\$ 177,459</b>	<b>\$ 179,298</b>	<b>\$ 1,839</b>
<b>Expenditures:</b>				
Trustee fees	\$ 5,565	\$ 5,600	\$ 5,499	\$ 101
Bank fees	290	309	312	(3)
Administrative expenses	23,600	31,467	31,467	-
Insurance expense	1,957	2,075	2,073	2
Legal and professional fees	2,000	2,000	594	1,406
Audit fees	2,500	2,900	2,900	-
Interest expense	132,490	122,084	131,178	(9,094)
<b>Total Expenditures</b>	<b>\$ 168,402</b>	<b>\$ 166,435</b>	<b>\$ 174,023</b>	<b>\$ (7,588)</b>
<b>Other Financing Sources (Uses)</b>				
Transfers in	\$ 142,190	\$ 103,083	\$ 143,566	\$ 40,483
Transfers out	(142,190)	(103,083)	(143,566)	(40,483)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses</b>	<b>\$ (252)</b>	<b>\$ 11,024</b>	<b>\$ 5,275</b>	<b>\$ (5,749)</b>
<b>Fund Balances - at beginning of the year</b>		<b>91,133</b>	<b>91,133</b>	
<b>Fund Balances - at end of the year</b>		<b>\$ 102,157</b>	<b>\$ 96,408</b>	

## **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  
WingHaven Transportation Development District  
O'Fallon, 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 WingHaven Transportation Development District, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise WingHaven Transportation Development District's basic financial statements, and have issued our report thereon dated June 17, 2022.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered WingHaven Transportation Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of WingHaven Transportation Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of WingHaven 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 or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether WingHaven 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 financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

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 17, 2022  
Hannibal, Missouri