

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

ANNUAL FINANCIAL STATEMENTS AND  
INDEPENDENT AUDITORS' REPORT

YEAR ENDED JUNE 30, 2020

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## WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

### Management's Discussion and Analysis

Within this section of the West Trace Community Development District's (District) annual financial report, the District's management is pleased to provide this narrative discussion and analysis of the financial activities of the District for the fiscal year ended June 30, 2020. The District's financial performance is discussed and analyzed within the context of the accompanying financial statements and disclosures following this section. This is the entity's first fiscal year, therefore comparative information will not be presented.

#### Financial Highlights

- The District's assets were less than its liabilities by \$(634,153) (deficit net position), \$(801,650) for 2019, for the fiscal year reported.
- Total revenues of \$708,585 were more than total expenditures of \$541,088, which resulted in a current year excess of \$167,497 compared to prior year deficit of \$(801,650).
- Total net position is comprised of the following:
  - (1) Net investment in capital assets, of \$(4,364,478) include construction in progress, and is reduced for outstanding debt related to the purchase of capital assets.
  - (2) Restricted net position of \$3,705,775 representing investments restricted for the completion of the construction in progress and for debt service.
  - (3) Unrestricted net position of \$24,550.

The above financial highlights are explained in more detail in the "financial analysis" section of this document.

## WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

### Management's Discussion and Analysis (Continued)

#### **Overview of the Financial Statements**

This Management Discussion and Analysis document introduces the District's basic financial statements. The basic financial statements include the financial statements and notes to the basic financial statements. The District also includes in this report additional information to supplement the basic financial statements.

#### **Government-Wide Financial Statements**

The District's annual report includes two government-wide financial statements. These statements provide both long-term and short-term information about the District's overall financial status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in accrual accounting and elimination or reclassification of activities between funds.

The first of these government-wide statements is the *Statement of Net Position*. This is the government-wide statement of position presenting information that includes all of the District's assets, plus deferred outflows of resources, less liabilities, less deferred inflows of resources with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District as a whole is improving or deteriorating. Evaluation of the overall health of the District would extend to other nonfinancial factors such as diversification of the taxpayer base, or the condition of District infrastructure in addition to the financial information provided in this report.

The second government-wide statement is the *Statement of Activities*, which reports how the District's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid. An important purpose of the design of the statement of activities is to show the financial reliance of the District's distinct activities or functions on revenues provided by the District's taxpayers.

#### **Fund Financial Statements**

A fund is an accountability unit used to maintain control over resources segregated for specific activities or objectives. The District uses funds to ensure and demonstrate compliance with finance-related laws and regulations. Within the basic financial statements, fund financial statements focus on the District's most significant funds rather than the District as a whole. Major funds are separately reported while all others are combined into a single, aggregated presentation.

## WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

### Management's Discussion and Analysis (Continued)

*Governmental funds* are reported in the fund financial statements and encompass the same functions reported as governmental activities in the government-wide financial statements. However, the focus is very different with fund statements providing a distinctive view of the District's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of governmental programs and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. Both the governmental fund balance sheet and the governmental fund operating statement provide a reconciliation to assist in understanding the differences between these two perspectives.

#### Notes to the Basic Financial Statements

The accompanying notes to the financial statements provide information essential to a full understanding of the financial statements.

#### Financial Analysis of the District as a Whole

The District's net position(deficit) at fiscal year-end is \$(634,153). The following table provides a summary of the District's net position:

	2020	2019
Assets:		
Current assets	\$ 3,746,645	\$ 4,026,183
Capital assets-Construction in progress	<u>1,460,522</u>	<u>2,465,204</u>
Total assets	<u>\$ 5,207,167</u>	<u>\$ 6,491,387</u>
Deferred outflows of resources	<u>\$ -</u>	<u>\$ -</u>
Liabilities:		
Current liabilities	\$ 16,320	\$ 18,037
Long-term liabilities	<u>5,825,000</u>	<u>7,275,000</u>
Total liabilities	<u>\$ 5,841,320</u>	<u>\$ 7,293,037</u>
Deferred inflows of resources	<u>\$ -</u>	<u>\$ -</u>
Net position:		
Net investment in capital assets	\$ (4,364,478)	\$ (4,809,796)
Restricted	3,705,775	4,008,146
Unrestricted	<u>24,550</u>	<u>-</u>
Total net position(deficit)	<u>\$ (634,153)</u>	<u>\$ (801,650)</u>

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

Management's Discussion and Analysis (Continued)

The net investment in capital assets is the construction in progress less the debt acquired. The District uses these capital assets to provide services to its residents. The restricted net position amounts are to complete the construction and pay the bonds.

The following table provides a summary of the District's changes in net assets:

	2020	2019
Operating Revenues	\$ 310,210	\$ -
Nonoperating Revenues	<u>398,375</u>	<u>65,241</u>
Total Revenues	708,585	65,241
Depreciation Expense	-	-
Other Operating Expenses	40,932	-
Nonoperating Expenses	<u>500,156</u>	<u>866,891</u>
Total Expenses	<u>541,088</u>	<u>866,891</u>
Change in Net Position	167,497	(801,650)
Beginning Net Position	<u>(801,650)</u>	<u>-</u>
Ending Net Position	<u>\$ (634,153)</u>	<u>\$ (801,650)</u>

**Capital Assets and Debt Administration**

**Capital Assets**

The District's investment in capital assets as of June 30, 2020, was \$1,460,522. See Note B for additional information about changes in capital assets during the fiscal year and the balance at the end of the year. The following table provides a summary of capital asset activity.

	2020	2019
Nondepreciable assets:		
Construction in progress	\$ <u>1,460,522</u>	\$ <u>2,465,204</u>
Depreciable assets:	\$ -	\$ -
Less accumulated depreciation	<u>-</u>	<u>-</u>
Book value-depreciable assets	<u>\$ -</u>	<u>\$ -</u>
Percentage depreciated	<u>-%</u>	<u>-%</u>
Book value-all assets	<u>\$ 1,460,522</u>	<u>\$ 2,465,204</u>

Construction in progress of \$1,460,522 at June 30, 2020 is infrastructure for Tracts 5, 6, 7, 9, 15 and 16 of the District (additional cost of \$2,706,000 is expected and completion is expected in the fiscal year ending June 30, 2021).

## WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

### Management's Discussion and Analysis (Continued)

#### **Long-Term Debt**

At the end of the fiscal year, the District had total debt obligations outstanding of \$5,825,000. During the year, the developer prepaid \$1,450,000 of the outstanding debt balance. See Note C for additional information regarding long-term debt.

#### **Economic Factors**

The District has only one landowner within its boundaries, D.R. Horton, the developer. Because of this, the District is susceptible to economic conditions that could affect its only taxpayer and from any future landowners who purchase lots from D.R. Horton.

#### **Contacting the District's Financial Management**

This financial report is designed to provide a general overview of the District's finances, comply with finance-related laws and regulations, and demonstrate the District's commitment to public accountability. If you have any questions about this report or would like to request additional information, contact the District's office, Mrs. Andrea Mahfouz, Clerk at 1001 Mulberry Street, Westlake, LA. 70669.

## INDEPENDENT AUDITORS' REPORT

March 20, 2021

Board of Supervisors  
West Trace Community Development District

We have audited the accompanying financial statements of the governmental activities and each major fund of West Trace Community Development District as of and for the year ended June 30, 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 accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

### **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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of 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 risk 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 significant accounting estimates made by management, as well as evaluating the overall presentation of financial statements.

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

### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the West Trace Community Development District as of June 30, 2020, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Other Matters**

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3-7 and 31 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplemental information in accordance with auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### *Other information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The schedule of compensation, benefits and other payments to chief executive officer is presented for purposes of additional analysis and is not a required part of the basic financial statements. The schedule of compensation, benefits and other payments to chief executive officer is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted

Board of Supervisors  
West Trace Community Development District  
March 20, 2021  
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in the United States of America. In our opinion, the schedule of compensation, benefits, and other payments to chief executive officer is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Accounting Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 20, 2021, on our consideration of the West Trace Community Development District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 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 West Trace Community Development District's internal control over financial reporting and compliance.

*Haggen, Cassidy: Hillery*

## BASIC FINANCIAL STATEMENTS

GOVERNMENT-WIDE  
FINANCIAL STATEMENTS

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Net Position

June 30, 2020

	<u>2020</u>
<b>ASSETS</b>	
Cash	\$ 24,529
Accounts receivable	21
 Restricted assets	
Investments	3,722,095
 Capital assets	
Construction in progress	1,460,522
<b>TOTAL ASSETS</b>	<u><u>\$ 5,207,167</u></u>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	<u><u>\$ -</u></u>
 <b>LIABILITIES</b>	
Accounts payable	\$ 16,320
 Long-term debt	
Due within one year	-
Due after one year	5,825,000
<b>TOTAL LIABILITIES</b>	<u><u>\$ 5,841,320</u></u>
 <b>DEFERRED INFLOWS OF RESOURCES</b>	<u><u>\$ -</u></u>
 <b>NET POSITION</b>	
Net investment in capital assets	\$ (4,364,478)
Net position - Restricted for debt service	907,691
Net position - Restricted for capital projects	2,798,084
Net position - Unrestricted	24,550
<b>TOTAL NET POSITION</b>	<u><u>\$ (634,153)</u></u>

The accompanying notes are an integral part of the basic financial statements.

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Activities

Year Ended June 30, 2020

<u>Activities</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenues and</u>
		<u>Fees, Fines and</u>	<u>Operating</u>	<u>Changes in Net position</u>
		<u>Charges for Services</u>	<u>Grants and</u>	<u>Primary Government</u>
			<u>Contributions</u>	<u>Governmental</u>
				<u>Activities</u>
Governmental activities:				
General and administrative	\$ 541,088	\$ -	\$ -	\$ (541,088)
Total Governmental				
Activities	<u>\$ 541,088</u>	<u>\$ -</u>	<u>\$ -</u>	\$ (541,088)
General Revenues:				
Tax revenue				307,310
Investment income				67,872
Gain on prepayment				330,503
Other income				2,900
Total general revenues				<u>708,585</u>
Change in net position				<u>167,497</u>
Net position - Beginning				<u>(801,650)</u>
Net position - Ending				<u>\$ (634,153)</u>

The accompanying notes are an integral part of the basic financial statements.

## FUND FINANCIAL STATEMENTS

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet - Governmental Funds

June 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
<b>ASSETS</b>				
Cash and cash equivalents	\$ 24,529	\$ -	\$ -	\$ 24,529
Investments	-	907,691	2,814,404	3,722,095
Receivables (net, where applicable, of allowance for uncollectibles):				
Taxes receivable	21	-	-	21
<b>TOTAL ASSETS</b>	<u>24,550</u>	<u>907,691</u>	<u>2,814,404</u>	<u>3,746,645</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	<u>\$ 24,550</u>	<u>\$ 907,691</u>	<u>\$ 2,814,404</u>	<u>\$ 3,746,645</u>
<b>LIABILITIES</b>				
Accounts payable	-	-	16,320	\$ 16,320
<b>TOTAL LIABILITIES</b>	<u>-</u>	<u>-</u>	<u>16,320</u>	<u>16,320</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES</b>				
Restricted for:				
Debt service	-	907,691	-	907,691
Capital projects	-	-	2,798,084	2,798,084
Unassigned	24,550	-	-	24,550
<b>TOTAL FUND BALANCES</b>	<u>24,550</u>	<u>907,691</u>	<u>2,798,084</u>	<u>3,730,325</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u>\$ 24,550</u>	<u>\$ 907,691</u>	<u>\$ 2,814,404</u>	<u>\$ 3,746,645</u>

The accompanying notes are an integral part of the basic financial statements.

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

Reconciliation of the Balance Sheet - Governmental Funds  
To the Statement of Net Position

June 30, 2020

Total fund balance for governmental funds at June 30, 2020:	\$ 3,730,325
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds balance sheet. Those assets consist of:	
Construction in progress	1,460,522
Long-term liabilities are not due and payable in the current period and, therefore, they are not reported in the governmental funds balance sheet:	
Long-term debt	<u>(5,825,000)</u>
Total net position of governmental activities at June 30, 2020	<u>\$ (634,153)</u>

The accompanying notes are an integral part of the basic financial statements.

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenue, Expenditures and Changes  
In Fund Balances - Governmental Funds

Year Ended June 30, 2020

	General	Debt Service	Capital Projects	Total
REVENUES				
Taxes and special assessments	\$ 307,310	\$ -	\$ -	\$ 307,310
Investment income	-	38,057	29,815	67,872
Other income	2,900	-	-	2,900
Prepayment of bonds	-	1,450,000	-	1,450,000
TOTAL REVENUES	<u>310,210</u>	<u>1,488,057</u>	<u>29,815</u>	<u>1,828,082</u>
EXPENDITURES				
Current:				
General and administrative	40,932	-	-	40,932
Capital Outlay	-	-	114,815	114,815
Debt Service:				
Interest	-	500,156	-	500,156
TOTAL EXPENDITURES	<u>40,932</u>	<u>500,156</u>	<u>114,815</u>	<u>655,903</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	269,278	987,901	(85,000)	1,172,179
OTHER FINANCING SOURCES (USES)				
Transfers in	5,500	250,228	-	255,728
Transfers out	(250,228)	-	(5,500)	(255,728)
Debt issuance costs	-	-	-	-
Bond Prepayment	-	(1,450,000)	-	(1,450,000)
Bond Proceeds	-	-	-	-
	<u>(244,728)</u>	<u>(1,199,772)</u>	<u>(5,500)</u>	<u>(1,450,000)</u>
NET CHANGES IN FUND BALANCE	24,550	(211,871)	(90,500)	(277,821)
FUND BALANCE - BEGINNING	<u>-</u>	<u>1,119,562</u>	<u>2,888,584</u>	<u>4,008,146</u>
FUND BALANCE - ENDING	<u>24,550</u>	<u>907,691</u>	<u>2,798,084</u>	<u>3,730,325</u>

The accompanying notes are an integral part of the basic financial statements.

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

Reconciliation of the Statement of Revenues, Expenditures and Changes in  
Fund Balances - Governmental Funds to the Statement of Activities

Year Ended June 30, 2020

Total net changes in fund balance at June 30, 2020 per Statement of Revenues, Expenditures and Changes in Fund Balances	\$ (277,821)
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Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay which is considered expenditures on the Statement of Revenues, Expenditures and Changes in Fund Balances	\$ 114,815	
Gain on disposal of assets	330,503	
Depreciation expense for the year ended June 30, 2020	<u>-</u>	445,318

Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net assets. Repayment of bond principal is an expenditure in the governmental funds, but repayment reduces long-term debt in the statement of net assets.

Prepayment received	(1,450,000)	
Pincipal Payments on Bonds	<u>1,450,000</u>	<u>-</u>

Total changes in net position at June 30, 2020 per Statement of Activities	<u>\$ 167,497</u>
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The accompanying notes are an integral part of the basic financial statements.

## WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

### Notes to the Financial Statements

June 30, 2020

#### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The West Trace Community Development District is a political subdivision of the State of Louisiana, created pursuant to the Community Development District Act, Chapter 27-B of Title 33 of the Louisiana Revised Statutes of 1950, as amended (the "Act"), and by Ordinance No. 946 enacted by the City Council of the City of Westlake, Louisiana on January 22, 2018. The District was created for the purpose of delivering certain community development services and facilities for the benefit of District lands, and has previously determined to undertake the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of certain District lands. The Act authorized the District to issue bonds for the purpose of, among others, financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping water management, water supply, sewer and wastewater management, bridges or culverts, public roads, street lights and other basic infrastructure projects within or without the boundaries of the District as provided in the Act.

The boundaries of the District include approximately 151.02 acres of land entirely within the boundaries of the City (the "District lands") which are being developed as a residential planned development known as "West Trace" (the "Development"). West Trace is an existing golf course community containing the National Golf Club of Louisiana which is an 18-hole golf course located in the Development. Additionally, there are approximately 40 high end homes constructed to date in West Trace. Neither the golf course, club or existing homes are security for the Series 2018 Bonds.

"Community Development District" or "District" means a special district as provided in Article VI, Section 19 of the Constitution of Louisiana, which is created pursuant to this Chapter and limited to the performance of those specialized functions authorized by this chapter, the boundaries of which are contained wholly within a single parish; the governing head of which is a body created, organized and constituted and authorized to function specifically as prescribed in this Chapter for the delivery of community development services; and the formation, powers, governing body, operation, duration, accountability, requirements for disclosure, and termination of which are as required by general law.

The accounting and reporting policies of the District conform to accounting principles generally accepted in the United States of America as applicable to governments. GAAP includes all relevant Governmental Accounting Standards Board (GASB) pronouncements. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent subsections of this note.

# WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

## Notes to the Financial Statements

June 30, 2020

### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### 1. Reporting Entity

The accompanying financial statements include the various departments, activities, and organizational units that are within the control and authority of the District.

The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in Governmental Accounting Standards Board statement No. 14 (Codification Section 2100.120140). This statement defines the reporting entity as the primary government and those component units for which the primary government is financially accountable. Financial accountability is defined as appointment of a voting majority of the component unit's board, and either a) the ability to impose will by the primary government, or b) the possibility that the component unit will provide a financial benefit to or impose a financial burden on the primary government.

Based on the foregoing criteria, the District has no other fiscal or significant managerial responsibility over any other governmental unit that is not included in the financial statements of the District.

#### 2. Basis of Presentation

The accompanying financial statements of the West Trace Community Development District have been prepared in conformity with governmental accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The accompanying financial statements have been prepared in conformity with GASB Statement 34, "Basic Financial Statements and Management's Discussion and Analysis – for State and Local Governments", issued in June 1999.

#### Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. They include all funds of the reporting entity. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange revenues.

# WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

## Notes to the Financial Statements

June 30, 2020

### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

The statement of activities presents a comparison between direct expenses and program revenues for each of the functions of the District's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) fees and charges paid by the recipients of services offered by the District, and (b) grants and contributions that are restricted to meeting the operational or capital requirement of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

#### Fund Financial Statements

The District uses funds to maintain its financial records during the year. Fund accounting is designed to demonstrate legal compliance and to aid management by segregating transactions related to certain District functions and activities. A fund is defined as a separate fiscal and accounting entity with a self-balancing set of accounts. The emphasis on fund financial statements is on major funds, each displayed on a separate column. A fund is considered major if it is the primary operating fund of the District or its total assets, liabilities, revenues, or expenditures of the individual governmental fund is at least 10 percent of the corresponding total for all governmental funds of that category or type; and total assets, liabilities, revenues, or expenditures/expenses of the individual governmental fund is at least 5 percent of the corresponding total for all governmental funds combined.

The District reports the following major funds:

The General Fund is the primary operating fund of the District. It accounts for all financial resources except those that are required to be accounted for in other funds.

The Debt Service Fund is used to account for the accumulation of resources for the payment of general long-term debt principal, interest and related cost.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities.

#### 3. Measurement Focus/Basis of Accounting

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

# WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

## Notes to the Financial Statements

June 30, 2020

### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Measurement Focus

On the government-wide statement of net position and the statement of activities, governmental activities are presented using the economic resources measurement focus. In the fund financial statements, the “current financial resources” measurement focus or the “economic resources” measurement focus is used as appropriate. All governmental funds utilize a “current financial resources” measurement focus. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.

#### Basis of Accounting

In the government-wide statement of net position and statement of activities, governmental activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred, or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures (including capital outlay) generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

#### 4. Cash and Investments

##### Cash

Cash includes amounts in demand deposits, interest-bearing demand deposits, and time deposits with original maturities of 90 days or less. Under state law, the District may deposit funds in demand deposits, interest-bearing demand deposits, or time deposits with state banks organized under Louisiana law or any other state of the United States, or under the laws of the United States.

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

Notes to the Financial Statements

June 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

These deposits are stated at cost, which approximates market. Under state law, these deposits (or the resulting bank balances) must be secured by federal deposit insurance or the pledge of securities owned by the fiscal agent bank. The market value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent. These securities are held in the name of the pledging fiscal agent bank in a holding or custodial bank that is mutually acceptable to both parties. At June 30, 2020, the District has \$25,029 in deposits (collected bank balances). These deposits are all secured from risk by federal deposit insurance.

Investments

The District uses fair value measurements to record fair value adjustments to certain assets and liabilities and to determine fair value disclosures of investments in debt and equity securities that are classified as available-for-sale on a recurring basis. FASB ASC 820-10 defines fair value, establishes a consistent framework for measuring fair value, and expands disclosure requirements for fair value measurements. FASB ASC 820-10 establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to measurements involving significant unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are as follows:

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the District has the ability to access at the measurement date.

Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 inputs are unobservable inputs for the asset or liability.

The fair value measurements and levels within the fair value hierarchy of those measurements for the assets reported at fair value on a recurring basis at June 30, 2020 are as follows:

	Fair Value	Quoted Price in Active Markets Identical assets Level 1	Significant Observable Inputs Level 2	Significant Unobservable Inputs Level 3	Cost
Short-term investments:					
Federated Gov't					
Oblig Fd # 158	\$ 3,722,095	\$ 3,722,095	\$ -	\$ -	\$ 3,722,095
	<u>\$ 3,722,095</u>	<u>\$ 3,722,095</u>			<u>\$ 3,722,095</u>

## WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

### Notes to the Financial Statements

June 30, 2020

#### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

The Federated Government Obligations Fund (the “Fund”) is managed by Federated Investment Management Company. The Fund is a money market fund that seeks to maintain a stable net asset value of \$1.00 per Share. The Fund’s investment objective is to provide current income consistent with stability of principal.

The Fund invests in a portfolio of U.S. Treasury and government securities maturing in 397 days or less and repurchase agreements collateralized fully by U.S. Treasury and government securities. The Fund may also hold cash. The Fund limits its investments to those that would enable it to qualify as a permissible investment for federally chartered credit unions as set forth in applicable federal banking regulations.

- Credit risk: Administrative shares of the Federated Government Obligations Fund is rated AAAM by Standard & Poor's.
- Custodial credit risk: For an investment, custodial credit risk is the risk that, in the event of the failure of the counter party, the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party.
- Concentration of credit risk: The Fund is composed of U.S. Government Agency Debt, U.S. Government Agency Repurchase Agreement, U.S. Treasury Debt and U.S. Treasury Repurchase Agreement
- Interest rate risk: Prices of fixed-income securities generally fall when interest rates rise. Recent and potential future changes in monetary policy made by central banks and/or their governments are likely to affect the level of interest rates.
- Foreign currency risk: Not applicable.

Federated Investment Management Company is part of Federated Investors, Inc. Federated Investors, Inc. is registered with the SEC as an investment company and listed on the New York Stock Exchange.

# WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

## Notes to the Financial Statements

June 30, 2020

### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

#### 5. Capital Assets

Capital assets are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are capitalized at historical cost or estimated cost if historical is not available. Donated assets are recorded as capital assets at their estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Depreciation of all exhaustible capital assets is recorded as an allocated expense in the statement of activities, with accumulated depreciation reflected in the statement of net position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation.

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

#### 6. Long - Term Debt

The accounting treatment of long-term debt depends on whether the assets are used in governmental fund operations and whether they are reported in the government-wide or fund financial statements.

All long-term debt to be repaid from governmental resources are reported as liabilities in the government-wide statements. The long-term debt consists primarily of bonds.

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

#### 7. Equity Classification

In the government-wide statements, equity is classified as net position and displayed in three components:

- a. Net investment in capital assets – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

Notes to the Financial Statements

June 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

- b. Restricted net position – Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position – All other net position that does not meet the definition of “restricted” or “net investment in capital assets”.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless Board members or the finance committee has provided otherwise in its commitment or assignment actions.

8. Use of Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

9. Subsequent Events

Management has evaluated subsequent events through March 20, 2021, the date the financial statements were available to be issued.

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

Notes to the Financial Statements

June 30, 2020

NOTE B – CAPITAL ASSETS

A summary of changes in capital assets for the year follows:

	<u>Beginning of year</u>	<u>Net Additions (Deletions)</u>	<u>End of Year</u>
Governmental Activities:			
Construction in progress	\$ 2,465,204	\$ (1,004,682)	\$ 1,460,522
Less accumulated depreciation	-	-	-
Governmental activities			
Capital assets, Net	<u>\$ 2,465,204</u>	<u>\$ (1,004,682)</u>	<u>\$ 1,460,522</u>

Depreciation expense was \$- for the year ended June 30, 2020.

Construction in progress of \$1,460,522 at June 30, 2020 is infrastructure for Tracts 5, 6, 7, 9, 15 and 16 of the District (additional cost of \$2,706,000 is expected and completion is expected in the fiscal year ending June 30, 2021).

NOTE C – LONG-TERM DEBT

Debt Outstanding

The following is a summary of changes in long-term debt of the District for the year ended June 30, 2020:

Governmental Activities:		
Bonds payable, June 30, 2019	\$	7,275,000
Bonds paid		(1,450,000)
Bonds issued		-
Bonds payable, June 30, 2020		<u>\$ 5,825,000</u>

Long-term debt at June 30, 2020 is comprised of the following individual issue:

\$7,275,000 Series 2018 Special Assessment Revenue Bonds due in semi-annual principal installments ranging from \$57,500 to \$287,500, interest at 6.875%, maturing at December 1, 2046	<u>\$ 5,825,000</u>
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WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

Notes to the Financial Statements

June 30, 2020

NOTE C – LONG-TERM DEBT – CONTINUED

A summary of the annual principal and interest maturities of outstanding debt are as follows:

<u>Year Ended June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 400,469	\$ 400,469
2022	115,000	400,469	515,469
2023	125,000	392,563	517,563
2024	135,000	383,969	518,969
2025	145,000	374,688	519,688
2026-2030	880,000	1,710,156	2,590,156
2031-2035	1,230,000	1,362,969	2,592,969
2036-2040	1,700,000	880,344	2,580,344
2041-2045	1,495,000	232,717	1,727,719
	<u>\$ 5,825,000</u>	<u>\$ 6,138,344</u>	<u>\$ 11,963,344</u>

This Board of Supervisors duly adopted a resolution on June 14, 2018 authorizing issuance, sale and delivery in multiple series of not exceeding \$17,000,000 Special Assessment Revenue Bonds, Series 2018 (West Trace Community Development District) for the purpose of financing various infrastructure improvements within the district.

NOTE D – CONCENTRATIONS

The District currently has only one landowner, D.R. Horton. Because of this, the District is susceptible to economic conditions that could affect its only taxpayer.

NOTE E – COMMITMENTS AND CONTINGENCIES

Pursuant to the Completion Agreement, the Developer, D.R. Horton, will make provision for any additional funds that may be needed in the future for the completion of the Series 2018 Improvements over and above that amount including, but not limited to, all administrative, legal, warranty, engineering, permitting costs, costs associated with work required prior to final acceptance by an appropriate government body, and other related soft and hard costs. In addition, the Developer, D.R. Horton, is responsible for any cash flow shortages required to pay any future operating expenses, debt principal and debt interest.

Nothing herein shall cause or be construed to require the District to issue additional bonds or indebtedness to provide funds for any portion of the Remaining Series 2018 Improvements.

REQUIRED SUPPLEMENTAL INFORMATION

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT  
 BUDGETARY COMPARISON SCHEDULE - GENERAL FUND  
 Year Ended June 30, 2020

	<u>Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
REVENUES			
Taxes and special assessments	\$ 309,928	\$ 307,310	\$ (2,618)
Other income	-	2,900	2,900
TOTAL REVENUES	<u>309,928</u>	<u>310,210</u>	<u>282</u>
EXPENDITURES			
Current:			
General and administrative	59,850	40,932	18,918
Capital Outlay	-	-	-
Debt Service:			
Interest	-	-	-
TOTAL EXPENDITURES	<u>59,850</u>	<u>40,932</u>	<u>18,918</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	250,078	269,278	19,200
OTHER FINANCING SOURCES (USES)			
Operating transfers in	-	5,500	5,500
Operating transfers out	<u>(250,078)</u>	<u>(250,228)</u>	<u>(150)</u>
TOTAL OTHER FINANCING SOURCES (USES)	<u>(250,078)</u>	<u>(244,728)</u>	<u>5,350</u>
NET CHANGES IN FUND BALANCE	-	24,550	24,550
FUND BALANCE - BEGINNING	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 24,550</u>	<u>\$ 24,550</u>

## OTHER INFORMATION

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

Schedule of Compensation, Benefits and Other Payments  
To Chief Executive Officer

Year Ended June 30, 2020

Chief Executive Officer: Bobby LeTard, Chairman

<u>Purpose</u>	<u>Amount</u>
Salary	\$ -
Benefits-insurance	-
Benefits-retirement	-
Benefits-cell phone	-
Car allowance	-
Vehicle provided by government	-
Per diem	-
Reimbursements	-
Travel	-
Conference travel	-
Continuing professional education fees	-
Housing	-
Unvouchered expenses	-
Special meals	-

INDEPENDENT AUDITORS' REPORT ON INTERNAL  
CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER  
MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

March 20, 2021

Board of Supervisors  
West Trace Community Development District

We have audited, 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, the financial statements of the governmental activities of the West Trace Community Development District as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the West Trace Community Development District's basic financial statements, and have issued our report thereon dated March 20, 2021.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered West Trace Community Development District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances of the West Trace Community Development District's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the West Trace Community 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.

Board of Supervisors  
West Trace Community Development District  
March 20, 2021  
Page Two

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the West Trace Community Development District's financial statements are free of 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 audits, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the 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. Under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor of the State of Louisiana as a public document.

*Shagun, Cassidy: Sullivan*

WEST TRACE COMMUNITY DEVELOPMENT DISTRICT

Schedule of Findings and Responses

Year Ended June 30, 2020

1. Summary of Auditors' Results:

*Financial Statements*

Type of auditors' report issued: unmodified

Internal control over financial reporting:

- Material weaknesses(es) identified? \_\_\_\_\_ yes  X  no
- Control deficiency(s) identified that are not considered to be material weakness(es)? \_\_\_\_\_ yes  X  none reported

Noncompliance material to financial statements noted? \_\_\_\_\_ yes  X  no

2. Findings Relating to the Financial Statements Which are Required to be Reported in Accordance with Generally Accepted Governmental Auditing Standards

None

3. Findings and Questioned Costs for Federal Awards

N/A

4. Prior Year Findings

None