

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

(A component unit of the City of Lake Dallas)

FINANCIAL STATEMENTS  
AND  
AUDITORS' REPORT

SEPTEMBER 30, 2008

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

**TABLE OF CONTENTS**

	<u>Page No.</u>
Independent Auditors' Report.....	1
Management's Discussion and Analysis .....	5
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Assets.....	13
Statement of Activities .....	14
Fund Financial Statements:	
Governmental Fund Financial Statements:	
Balance Sheet.....	16
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Assets.....	17
Statement of Revenues, Expenditures and Change in Fund Balance.....	18
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and Change in Fund Balance to the Statement of Activities .....	19
Notes to the Basic Financial Statements.....	20
Required Supplementary Information:	
Statement of Revenues, Expenditures and Change in Fund Balance – Budget and Actual – General Fund.....	28
Independent Auditors' Report on Compliance and on Internal Control Over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards.....	29

MEMBERS:  
AMERICAN INSTITUTE OF  
CERTIFIED PUBLIC  
ACCOUNTANTS  
TEXAS SOCIETY OF CERTIFIED  
PUBLIC ACCOUNTANTS

---

---

**HANKINS, EASTUP, DEATON,  
TONN & SEAY**  
A PROFESSIONAL CORPORATION

---

---

CERTIFIED PUBLIC ACCOUNTANTS

902 NORTH LOCUST  
P.O. BOX 977  
DENTON, TEXAS 76202-0977

TEL. (940) 387-8563  
FAX (940) 383-4746

**INDEPENDENT AUDITORS' REPORT**

Board of Directors  
Lake Dallas Community Development Corporation  
Lake Dallas, Texas

Members of the Board:

We have audited the accompanying financial statements of the governmental activities and each major fund of the Lake Dallas Community Development Corporation (the "Corporation") as of and for the year ended September 30, 2008, which collectively comprises the Corporation's basic financial statements as listed in the table of contents. These basic financial statements are the responsibility of the Corporation's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *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 basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

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 Corporation as of September 30, 2008, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The accompanying management's discussion and analysis on pages 5 through 9 is not a required part of the basic financial statements but is supplementary information required by the GASB. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

In accordance with *Government Auditing Standards*, we have issued a report dated January 8, 2009, on our consideration of the Corporation's internal control over financial reporting and our tests of compliance with certain provisions of laws, regulations, contracts and grants. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

Our audit was made for the purpose of forming an opinion on the financial statements that collectively comprise the Corporation's basic financial statements. The combining and individual fund statements and schedules listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements of the Corporation. The combining and individual fund statements and schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated, in all material respects in relation to the basic financial statements taken as a whole.

*Hankins, Eastup, Deaton, Tonn & Seay*

Hankins, Eastup, Deaton, Tonn & Seay  
A Professional Corporation  
Certified Public Accountants

January 8, 2009

**MANAGEMENT'S DISCUSSION & ANALYSIS**

This page left blank intentionally.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2008

---

As management of the Lake Dallas Community Development Corporation, we offer readers of the Corporation's financial statements this narrative overview and analysis of the financial activities of the Corporation for the year ended September 30, 2008. We encourage readers to consider the information presented here in conjunction with the Corporation's basic financial statements.

**Financial Highlights**

- The assets of the Corporation exceeded its liabilities at September 30, 2008 by \$77,804. All of this amount is available to meet the Corporation's objective of promoting community development.
- The Corporation's total net assets decreased by \$14,557. The majority of this decrease is attributable to planned expenditures on a parks construction project during the year.
- As of September 30, 2008, the Corporation's governmental funds reported combined ending fund balances of \$77,804, a decrease of \$14,557 in comparison with the beginning of the year. All of this amount is available for spending at the Corporation's discretion (*unreserved fund balance*).

**Overview of the Financial Statements**

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

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

The statement of net assets presents information on all of the Corporation's assets and liabilities, with the difference between the two reported as net assets. Over time, increase or decreases in net assets may serve as a useful indicator of whether the financial position of the Corporation is improving or deteriorating.

The statement of activities presents information showing how the Corporation's net assets changed during the most recent period. All of the current period's revenues and expenses are taken into account regardless of when cash is received or paid. Both the statement of net assets and the statement of activities are prepared utilizing the accrual basis of accounting as opposed to the modified accrual basis used in prior reporting models.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2008

---

In the Statement of Net Assets and the Statement of Activities, the Corporation is divided between two kinds of activities:

- **Governmental activities.** All of the Corporation's basic services are reported here. Primarily sales taxes finance those services.
- **Business-type activities.** The Corporation may charge a fee to customers to help it cover all or most of the cost of certain services it provides. The Corporation had no business-type activities during the current period.

**Fund Financial Statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund financial statements provide detailed information about the most significant funds, not the Corporation as a whole. Some funds are required to be established by state law or bond covenants. However, the Board of Directors may establish other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants and other money. All of the funds of the Corporation are considered governmental funds.

**Governmental Funds.** All of the Corporation's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at period-end that are available for spending. These funds are reported using an accounting method identified as the modified accrual basis of accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Corporation's general operations and the basic services it provides. Governmental fund information helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the Corporation's programs. By comparing information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements, readers may better understand the long-term impact of the government's near-term financing decisions. The relationship or differences between governmental activities (reported in the Statement of Net Assets and the Statement of Activities) and governmental funds is detailed in a reconciliation following the fund financial statements.

The Corporation maintains one individual governmental fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund.

**Fiduciary Funds.** Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statement because the resources of those funds are not available to support the Corporation's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The Corporation does not currently have any fiduciary funds.

**Notes to the Financial Statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and funds financial statements.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2008

**Other Information.** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information highlighting budgetary information for the general fund.

**Government-wide Financial Analysis**

The Corporation's combined net assets were \$77,804 as of September 30, 2008. The Corporation first implemented GASB Statement No. 34, *Basic Financial Statement – and Management's Discussion and Analysis – for State and Local Governments*, for fiscal year 2004. The following analysis presents both current and prior year data and discusses significant changes in the accounts. This analysis focuses on the net assets (Table 1) and general revenues (Table 2) and changes in net assets (Table 3) of the Corporation's governmental activities.

Table 1  
Net Assets

	Governmental Activities	
	2007	2008
Current and other assets	\$92,907	\$79,533
Capital assets	-	-
Total assets	<u>92,907</u>	<u>79,533</u>
Long-term liabilities outstanding	-	-
Other liabilities	546	1,729
Total liabilities	<u>546</u>	<u>1,729</u>
Net assets:		
Unrestricted	<u>92,361</u>	<u>77,804</u>
Total net assets	<u>\$92,361</u>	<u>\$77,804</u>

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2008

The following table provides a summary of the Corporation's operations for the years ended September 30, 2007 and 2008:

Table 2  
Changes in Net Assets

	Governmental Activities	
	2007	2008
Revenues:		
Program revenues:		
Capital grants and contributions	\$177,500	\$ 2,500
General revenues:		
Sales taxes	272,772	276,627
Interest earnings	6,974	1,583
Transfers in (out)	<u>436,875</u>	<u>(76,229)</u>
	<u>894,121</u>	<u>204,481</u>
Expenses:		
Administration	38,101	39,014
Economic Development	914,449	179,556
Debt Service-Interest	-	468
	<u>952,550</u>	<u>219,038</u>
Change in net assets	(58,429)	(14,557)
Net assets – October 1 (beginning)	<u>150,790</u>	<u>92,361</u>
Net assets – September 30 (ending)	<u>\$ 92,361</u>	<u>\$ 77,804</u>

**Financial Analysis of the Government's Funds**

**Governments Funds.** The focus of the Corporation's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Corporation's financing requirements. In particular, unreserved fund balance may serve as a useful measure of government's net resources available for spending at the end of the period.

As of the end of the current period, the Corporation's governmental funds reported combined ending fund balances of \$77,804, a decrease of \$14,557 in comparison with the beginning of the period. All of this amount constitutes unreserved fund balance, which is available for spending at the Corporation's discretion.

**General Fund Budgetary Highlights**

During the current year, the Board of Directors of the Corporation did not amend the Corporation's budget.

The original budget reflected that the activity for the year would increase available fund balance by \$34,600. The available fund balance for the general fund actually decreased in the amount of \$14,557. This decrease was due primarily to planned expenditures under a parks construction contract, as well as lower than expected sales tax revenues.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2008

---

**Capital Asset and Debt Administration**

**Capital Assets.** During the current fiscal year, the Corporation had no capital assets.

**Long-term Debt.** During the current fiscal year, the Corporation had no long-term debt.

**Economic Factors and Next Year's Budgets**

The Community Development Corporation (CDC) is a 4B sales tax corporation and like the EDC the primary revenue source is ½ cent sales tax. For the past few years the growth rate in sales tax revenues has outpaced that of inflation by a nice margin due in part to new businesses in Lake Dallas and a generally strong retail sales economy due to the nature of the retail businesses—gas stations with convenience stores, restaurants and liquor stores. However in 2008, the increase was a modest 2.5% caused most likely by the downturn in the economy as a whole and to the loss of a couple of retailers. The tax revenue is expected to increase this next fiscal year by a more normal 8% even though one new business—Quik Trip will not be open until mid summer and the Sonic Drive-in Restaurant will be closed for a couple of months for a rebuilding effort.

During 2008 the CDC basically regrouped following the major parks improvement projects in Willow Grove and City Park. They used this time to rebuild their cash position and to evaluate small scale projects that they could do in the parks and on Main Street as well as begin the preparation for their next major park project—a boat ramp in Willow Grove Park. A boat ramp grant from Texas Parks and Wildlife is expected to be the major financial piece in the Willow Grove improvements. With the emphasis put on the boat ramp project the CDC decided that wholesale improvements on Main Street in accordance with the Schrickel, Rollins, and Associates plan was not feasible and decided to respond to property owner requests for assistance in providing the improvements.

In 2009 the CDC will do the engineering on the Boat Ramp project and select other improvements to include with the Boat Ramp, complete a Master Plan study of Community Park and have some of those Plan elements implemented; and, prepare a borrowing instrument for their part of the Boat Ramp Grant (25%). They may also decide what additional projects in the parks they want to pursue, such as a skate board park and what elements of the downtown plan it makes sense to include in a borrowing activity, if any. The CDC has the ability to fund approximately \$1.3 million of the project elements.

The CDC continues to fund the efforts of the Keep Lake Dallas Beautiful committee even adding an additional \$5,000 to their annual program.

**Requests for Information**

This financial report is designed to provide a general overview of the Corporation's finances for all those with an interest in the Corporation's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Lake Dallas Community Development Corporation, 212 Main St., Lake Dallas, Texas, 75065.

**This page left blank intentionally.**

**BASIC FINANCIAL STATEMENTS**

This page left blank intentionally.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

STATEMENT OF NET ASSETS  
SEPTEMBER 30, 2008

---

	<u>Primary Government</u>
	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and Investments	\$ 60,527
Receivables:	
Sales taxes	<u>19,006</u>
Total Assets	<u>79,533</u>
<b>LIABILITIES</b>	
Accounts Payable	672
Due to City of Lake Dallas	<u>1,057</u>
Total Liabilities	<u>1,729</u>
<b>NET ASSETS</b>	
Unrestricted Net Assets	<u>77,804</u>
Total Net Assets	<u>\$ 77,804</u>

The accompanying Notes are an integral part of this statement.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2008

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	
		<u>Charges for Services</u>	<u>Capital Grants and Contributions</u>
<b>GOVERNMENTAL ACTIVITIES:</b>			
Administration	\$ 39,014	\$ -	\$ -
Community Development	179,556	-	2,500
Debt Service - Interest	<u>468</u>	<u>-</u>	<u>-</u>
Total Governmental Activities	<u>219,038</u>	<u>-</u>	<u>2,500</u>
<b>TOTAL PRIMARY GOVERNMENT</b>	<b><u>\$ 219,038</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 2,500</u></b>

**GENERAL REVENUES:**

Taxes:  
    Sales taxes  
Interest Earnings  
Transfers in (out)  
    Total General Revenues

Change in Net Assets

NET ASSETS, October 1 (beginning)

NET ASSETS, September 30, (ending)

The accompanying Notes are an integral part of this statement.

---

Net (Expense) Revenue and  
Change in Net Assets

Governmental  
Activities

\$ (39,014)  
(177,056)  
(468)  
(216,538)  
  
(216,538)

276,627  
1,583  
(76,229)  
201,981

(14,557)  
  
92,361

\$ 77,804

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

BALANCE SHEET – GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2008

---

	<u>General Fund</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>		
Cash and Investments	\$ 60,527	\$ 60,527
Receivables:		
Sales taxes	<u>19,006</u>	<u>19,006</u>
Total Assets	<u>\$ 79,533</u>	<u>\$ 79,533</u>
 <b>LIABILITIES AND FUND BALANCE</b>		
Liabilities:		
Current Liabilities:		
Accounts Payable	\$ 672	\$ 672
Due to City of Lake Dallas	<u>1,057</u>	<u>1,057</u>
Total Current Liabilities	<u>1,729</u>	<u>1,729</u>
Fund Balance:		
Undesignated and Unreserved	<u>77,804</u>	<u>77,804</u>
Total Fund Balance	<u>77,804</u>	<u>77,804</u>
 Total Liabilities and Fund Balance	 <u>\$ 79,533</u>	 <u>\$ 79,533</u>

The accompanying Notes are an integral part of this statement.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE  
STATEMENT OF NET ASSETS  
SEPTEMBER 30, 2008

---

<b>Total Fund Balances – Governmental Funds</b>	\$ 77,804
Reconciling Items	<u>-0-</u>
<b>Net Assets of Governmental Activities</b>	<u>\$ 77,804</u>

The accompanying Notes are an integral part of this statement.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED SEPTEMBER 30, 2008

	<u>General Fund</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>		
Sales tax	\$276,627	\$276,627
Donations and grants	2,500	2,500
Interest income	<u>1,583</u>	<u>1,583</u>
Total Revenues	<u>280,710</u>	<u>280,710</u>
<b>Expenditures:</b>		
Parks master plan	4,500	4,500
Willow Grove Park costs	100,589	100,589
City Park costs	51,818	51,818
Keep Lake Dallas Beautiful campaign	4,254	4,254
Downtown development costs	5,365	5,365
Legal and audit fees	2,500	2,500
Park maintenance and operations	13,030	13,030
Staff services	36,000	36,000
Office expenses	14	14
Travel and training	313	313
Dues and memberships	187	187
Debt Service:		
Principal	60,000	60,000
Interest	<u>468</u>	<u>468</u>
Total Expenditures	<u>279,038</u>	<u>279,038</u>
Excess of Revenue Over Expenditures	<u>1,672</u>	<u>1,672</u>
<b>Other Resources (Uses):</b>		
Note proceeds	60,000	60,000
Transfers out	<u>(76,229)</u>	<u>(76,229)</u>
Total Other Resources (Uses)	<u>(16,229)</u>	<u>(16,229)</u>
Net Change in Fund Balance	(14,557)	(14,557)
Fund Balance – October 1 (beginning)	<u>92,361</u>	<u>92,361</u>
Fund Balance – September 30 (ending)	<u>\$ 77,804</u>	<u>\$ 77,804</u>

The accompanying Notes are an integral part of this statement.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES,  
EXPENDITURES, AND CHANGE IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2008

---

<b>Total Net Change in Fund Balances – Governmental Funds</b>	\$ (14,557)
Reconciling Items	<u>-0-</u>
<b>Change in Net Assets of Governmental Activities</b>	<u>\$ (14,557)</u>

The accompanying Notes are an integral part of this statement.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2008

---

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Lake Dallas Community Development Corporation (the "Corporation") are presented in accordance with generally accepted accounting principles applicable to state and local governmental units as set forth by the Governmental Accounting Standards Board ("GASB").

In fiscal year 2004, the Corporation implemented GASB Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for the State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments: Omnibus* which provides additional guidance for the implementation of GASB Statement 34, GASB Statement No. 38, *Certain Financial Statement Disclosures*, which changes note disclosures requirements for governmental entities, and GASB Interpretation No. 6, *Recognition and Measurement of Certain Liabilities and Expenditures in Governmental Fund Financial Statements*, which clarifies the application of standards for modified accrual recognition of certain liabilities and expenditures in areas where difference have arisen, or potentially could arise, in interpretation and practice of GASB Statement No. 34.

GASB Statements No. 34 established a new financial reporting model for state and local governments that included the addition of management's discussion and analysis, government-wide financial statements, required supplementary information and the elimination of the use of account groups to the already required fund financial statements and notes. GASB Statement No. 37 provides additional guidance in reporting infrastructure, program revenues and major criteria.

The GASB determined that fund accounting has and will continue to be essential in helping governments to achieve fiscal accountability and should, therefore, be retained. The GASB also determined that the government-wide financial statements are needed to allow users of financial reports to assess a government's operational accountability. The new GASB model integrates fund-based financial reporting and government-wide financial reporting as complementary components of a single comprehensive financial reporting model.

The following is a summary of the more significant accounting policies.

**A. Reporting Entity**

Lake Dallas Community Development Corporation is a Texas non-profit industrial development corporation formed on January 1, 2003 under the Development Corporation Act of 1979, with the approval of the City Council of the City of Lake Dallas, Texas, and governed by Section 4B of the Act. The Corporation is managed by a seven-member Board of Directors.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2008

---

The purpose of the Corporation is to promote economic development within the City of Lake Dallas, Texas in order to eliminate unemployment and underemployment, to promote and encourage employment and the public welfare of the City, and to provide parks, park facilities and municipal buildings such as library facilities by developing, implementing and financing such projects. The primary source of funding for the Corporation is a one-quarter cent sales tax approved by the voters of the City of Lake Dallas in Fall, 2002.

The accompanying financial statements present the Corporation and its component units, entities for which the Corporation is considered to be financially accountable. The criteria for including organizations as component units within the Corporation's reporting entity, as set forth in Section 2100 GASB's Codification of Governmental Accounting and Financial Reporting Standards, include whether:

- the organization is legally separate (can sue and be sued in their own name)
- the Corporation holds the corporate powers of the organization
- the Corporation appoints a voting majority of the organization's board
- the Corporation is able to impose its will on the organization
  - the organization has the potential to impose a financial benefit/burden on the Corporation
- there is fiscal dependency by the organization on the Corporation

No component units, as defined by GASB standards, have been identified for inclusion in the reporting entity. However, because the Board of Directors of the Corporation are appointed by and serve at the pleasure of the City Council of the City of Lake Dallas, and because the Corporation exists primarily to benefit the City of Lake Dallas, the Corporation's financial activity is also included as a component unit in the financial statements of the City of Lake Dallas, Texas.

**B. Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e., the Statement of Net Assets and the Statement of Changes in Net Assets) report information on all of the non-fiduciary activities of the Corporation. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The Corporation had no business-type activities during the period.

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

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2008

---

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded for the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements. The Corporation had no proprietary funds or fiduciary funds during the period.

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

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

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 Corporation considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Sales taxes and interest associated with the current fiscal period are both considered to be susceptible to accrual. All other revenue items are considered to be measurable and available only when cash is received by the Corporation. The amount shown as sales tax receivable on the balance sheet consists of sales tax received from the State in October, 2008.

The Corporation reports the following major governmental fund:

General Fund – The General fund accounts for the resources used to finance the fundamental operations of the Corporation. It is the basic fund of the Corporation and includes all activities except those required to be accounted for in another fund. Currently, the Corporation uses no funds other than the General Fund.

Program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided; 2) operating grants and contributions; and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

**D. Cash and Investments**

The Corporation's cash consists of demand deposits. The Corporation's investments consists of deposits in State investment pools.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2008

---

**E. Estimates**

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

**F. Net Assets**

Net assets represents the difference between assets and liabilities. Net assets are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Corporation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

**G. Budgets and Budgetary Accounting**

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

- a. A proposed operating budget for the fiscal year commencing the following October 1, is submitted to the City of Lake Dallas City Council. The operating budget includes proposed expenditures and the means of financing them for the general fund.
- b. A public hearing is conducted to obtain taxpayer comments.
- c. The budget is legally enacted through passage of an ordinance.
- d. Any revisions that alter the total expenditures for governmental type funds must be approved by the City of Lake Dallas City Council.

The budget for the general fund is adopted on a basis consistent with generally accepted accounting principles (GAAP). The budget was not amended during the year by the Corporation.

**H. Fund Balance Reserves and Designations**

Reserves on fund balance in the fund financial statements indicate portions of fund equity legally segregated for a specific future use. At September 30, 2008, the Corporation had no reserves of fund balances.

Designations indicate portions of fund equity which are designated by the Corporation for a specific future use but are not legally restricted. At September 30, 2008, the Corporation had no designated fund balances.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2008

---

**2. DEPOSITS AND INVESTMENTS**

The Corporation's funds are required to be deposited and invested under the terms of a depository agreement. The depository bank deposits for safekeeping and trust with the Corporation's agent bank approved pledged securities in an amount sufficient to protect Corporation funds on a day-to-day basis during the period of the agreement. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation ("FDIC") insurance.

**1. Cash Deposits:**

At September 30, 2008, the carrying amount of the Corporation's deposits in checking accounts was \$3,787 and the bank balance was \$3,975. The Corporation's cash deposits at September 30, 2008 were entirely covered by FDIC insurance or by pledged collateral held by the Corporation's agent bank in the Corporation's name.

**2. Investments:**

The Public Funds Investment Act (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports and establishment of appropriate policies. Among other things, it requires the Corporation to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, (9) and bid solicitation preferences for certificates of deposit. Statutes authorize the Corporation to invest in (1) obligations of the U.S. Treasury, certain U.S. agencies, and the State of Texas, (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) bankers acceptance, (7) Mutual Funds, (8) Investment pools, (9) guaranteed investment contracts, (10) and common trust funds. The Act also requires the Corporation to have independent auditors perform test procedures related to investment practices as provided by the Act. The Corporation is in substantial compliance with the requirements of the Act and with local policies.

In compliance with the Public Funds Investment Act, the Corporation has adopted a deposit and investment policy. That policy addresses the following risks:

- a. **Custodial Credit Risk – Deposits:** In the case of deposits, this is the risk that, in the event of a bank failure, the Corporation's deposits may not be returned to it. As of September 30, 2008, the Corporation's cash balances totaled \$3,975. This entire amount was either collateralized with securities held by the Corporation's financial institution's agent in the Corporation's name or covered by FDIC insurance. Thus, the Corporation's deposits are not exposed to custodial credit risk.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2008

---

- b. Custodial Credit Risk – Investments: For an investment, this is the risk that, in the event of the failure of the counterparty, the Corporation will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2008, the Corporation held all of its investments in the LOGIC public funds investment pool. Investments in external investment pools are considered unclassified as to custodial credit risk because they are not evidenced by securities that exist in physical or book entry form.
- c. Credit Risk: This is the risk that an issuer or other counterparty to an investment will be unable to fulfill its obligation. The rating of securities by nationally recognized rating agencies is designed to give an indication of credit risk. The credit quality rating for LOGIC at year-end was AAA (Standard & Poor's).
- d. Interest Rate Risk: This is the risk that changes in interest rates will adversely affect the fair value of an investment. The Corporation manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio to less than one year from the time of purchase. The weighted average maturity for the LOGIC investment pool is less than 60 days.
- e. Foreign Currency Risk: This is the risk that exchange rates will adversely affect the fair value of an investment. At September 30, 2008, the Corporation was not exposed to foreign currency risk.
- f. Concentration of Credit Risk: This is the risk of loss attributed to the magnitude of the Corporation's investment in a single issuer (i.e., lack of diversification). Concentration risk is defined as positions of 5 percent or more in the securities of a single issuer. Investment pools are excluded from the 5 percent disclosure requirement.

The Corporation's investment at September 30, 2008 is shown below:

<u>Name</u>	<u>Carrying Amount</u>	<u>Market Value</u>
LOGIC Investment Pool	\$ 56,740	\$ 56,740
Total	\$ 56,740	\$ 56,740

### 3. COMMITMENT

During the year ended September 30, 2006 the Corporation entered into a contract with Dean Electric to perform \$1,318,000 in improvements to Willow Grove Park and City Park. \$1,000,000 of the total cost was paid for with proceeds transferred in from the City from the \$1,635,000 of certificates of obligation proceeds received by the City during the 2006 fiscal year. The remaining \$318,000 was paid for by the Corporation with \$150,000 proceeds from a Texas Parks and Wildlife grant, \$45,000 in donations, and \$123,000 in Corporation revenues from sales tax collections. The construction contract was completed during the year ended September 30, 2008.

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2008

---

**4. EXPENDITURES BY CHARACTER**

The format of the Statement of Revenues, Expenditures, and Change in Fund Balance-Governmental Funds shows expenditures classified by project, meaning capital outlay directly associated with a particular project is charged to that account. Expenditures by character are as follows:

Current	\$ 66,163
Debt Service:	
Principal	60,000
Interest	468
Capital outlay	<u>152,407</u>
Total	<u>\$279,038</u>

Capital outlay expended by the Corporation during the current year is not considered a capital asset of the Corporation but is capitalized by the City of Lake Dallas as capital assets expended for the City's benefit.

**5. TRANSFERS OUT**

Transfers out of \$76,229 shown on the Statement of Revenues, Expenditures and Change in Fund Balance consists of funds transferred to the City of Lake Dallas, under terms of a written agreement with the City, to use in making long-term debt payments on the Series 2006 certificates of obligation. The Corporation has committed to continued future contributions toward the Series 2006 certificates of obligation annual debt service requirements, based on the portion of the proceeds used by the Corporation.

**REQUIRED SUPPLEMENTARY INFORMATION**

**LAKE DALLAS COMMUNITY  
DEVELOPMENT CORPORATION**

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE  
BUDGET AND ACTUAL – GENERAL FUND  
FOR THE YEAR ENDED SEPTEMBER 30, 2008

	<u>Budgeted Amounts</u>		Actual Amounts (GAAP BASIS)	Variance With Final Budget
	<u>Original</u>	<u>Final</u>		
Revenues:				
Sales tax	\$ 289,000	\$ 289,000	\$276,627	\$ (12,373)
Donations	-	-	2,500	2,500
Interest income	400	400	1,583	1,183
Total Revenues	<u>289,400</u>	<u>289,400</u>	<u>280,710</u>	<u>(8,690)</u>
Expenditures:				
Parks master plan	-	-	4,500	(4,500)
Willow Grove Park costs	120,000	120,000	100,589	19,411
City Park costs	60,000	60,000	51,818	8,182
Keep Lake Dallas Beautiful campaign	5,000	5,000	4,254	746
Downtown development costs	50,000	50,000	5,365	44,635
Infrastructure	1,120,000	1,120,000	-	1,120,000
Legal and audit fees	2,500	2,500	2,500	-
Park maintenance and operations	20,800	20,800	13,030	7,770
Office expenses	-	-	14	(14)
Staff services	36,000	36,000	36,000	-
Dues and memberships	-	-	187	(187)
Travel and training	-	-	313	(313)
Debt Service:				
Principal	-	-	60,000	(60,000)
Interest	-	-	468	(468)
Total Expenditures	<u>1,414,300</u>	<u>1,414,300</u>	<u>279,038</u>	<u>1,135,262</u>
Excess of Revenues Over (Under) Expenditures	<u>(1,124,900)</u>	<u>(1,124,900)</u>	<u>1,672</u>	<u>1,126,572</u>
Other Resources (Uses):				
Note proceeds	-	-	60,000	60,000
Transfers in	1,300,000	1,300,000	-	(1,300,000)
Transfers out	(140,500)	(140,500)	(76,229)	64,271
Total Other Resources (Uses)	<u>1,159,500</u>	<u>1,159,500</u>	<u>(16,229)</u>	<u>(1,175,729)</u>
Net Change in Fund Balance	34,600	34,600	(14,557)	(49,157)
Fund Balance – October 1 (beginning)	<u>92,361</u>	<u>92,361</u>	<u>92,361</u>	<u>-</u>
Fund Balance – September 30 (ending)	<u>\$ 126,961</u>	<u>\$ 126,961</u>	<u>\$ 77,804</u>	<u>\$ (49,157)</u>

MEMBERS:  
AMERICAN INSTITUTE OF  
CERTIFIED PUBLIC  
ACCOUNTANTS  
TEXAS SOCIETY OF CERTIFIED  
PUBLIC ACCOUNTANTS

---

---

**HANKINS, EASTUP, DEATON,  
TONN & SEAY**  
A PROFESSIONAL CORPORATION  
CERTIFIED PUBLIC ACCOUNTANTS

---

---

902 NORTH LOCUST  
P.O. BOX 977  
DENTON, TEXAS 76202-0977

TEL. (940) 387-8563  
FAX (940) 383-4746

INDEPENDENT AUDITORS' 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*

Board of Directors  
Lake Dallas Community Development Corporation  
Lake Dallas, Texas

We have audited the financial statements of the Lake Dallas Community Development Corporation (the "Corporation") as of and for the year ended September 30, 2008, which collectively comprise the Corporation's basic financial statements and have issued our report thereon dated January 8, 2009. 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.

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.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Corporation's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Corporation's internal control over financial reporting.

A control deficiency 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 misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Corporation's ability to initiate, authorize, record, process, or report financial data reliably in accordance with the generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Corporation's financial statements that is more than inconsequential will not be prevented or detected by the Corporation's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Corporation's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation'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 audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management, and appropriate state and federal agencies and is not intended to be used and should not be used by anyone other than these specified parties.

*Hankins, Eastup, Deaton, Tonn & Seay*

Hankins, Eastup, Deaton, Tonn & Seay  
A Professional Corporation  
Certified Public Accountants

January 8, 2009