

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

(A component unit of the City of Lake Dallas)

FINANCIAL STATEMENTS  
AND  
AUDITORS' REPORT

SEPTEMBER 30, 2012

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

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

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

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CERTIFIED PUBLIC ACCOUNTANTS

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DENTON, TEXAS 76202-0977  
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**INDEPENDENT AUDITORS' REPORT**

Board of Directors  
Lake Dallas Economic 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 Economic Development Corporation (the "Corporation") as of and for the year ended September 30, 2012, 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 opinions on them 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 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 Corporation as of September 30, 2012, 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.

In accordance with *Government Auditing Standards*, we have also issued a report dated January 8, 2013, 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 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* and should be considered in assessing the results of our audit.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 10 and the budget comparison information on page 30 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 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 supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires 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.



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

January 8, 2013

**MANAGEMENT'S DISCUSSION & ANALYSIS**

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**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2012

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As management of the Lake Dallas Economic 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, 2012. 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, 2012 by \$206,268. None of this amount is unrestricted and available for discretionary spending to meet the Corporation's objective of promoting economic development.
- The Corporation's total net assets increased by \$129,265 during the current fiscal year.
- As of September 30, 2012, the Corporation's governmental funds reported a combined ending fund balance of \$70,280, an increase of \$95,497 in comparison with the beginning of the year.

**Overview of the Financial Statements**

The management's 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.

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 tax revenues 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.

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2012

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**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 balance 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.

**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 \$206,268 as of September 30, 2012. 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 and changes in net assets (Table 2) of the Corporation's governmental activities.

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2012

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Table 1  
Net Assets

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	Governmental Activities	
	2011	2012
Current and other assets	\$ 44,508	\$ 70,483
Capital assets	<u>135,988</u>	<u>135,988</u>
Total assets	<u>180,496</u>	<u>206,471</u>
Long-term liabilities outstanding	33,768	-
Other liabilities	<u>69,725</u>	<u>203</u>
Total liabilities	<u>103,493</u>	<u>203</u>
Net assets:		
Invested in capital assets, net of related debt	102,220	135,988
Unrestricted	<u>(25,217)</u>	<u>70,280</u>
Total net assets	<u>\$ 77,003</u>	<u>\$206,268</u>

Long-term liabilities decreased significantly due to the payoff of the mortgage note on the land. Other liabilities decreased significantly due to repayment of a loan from the Lake Dallas Community Development Corporation that assisted the Corporation in meeting a prior year grant commitment.

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2012

The following table provides a summary of the Corporation's operations for the years ended September 30, 2011 and 2012:

Table 2  
Changes in Net Assets

	Governmental Activities	
	2011	2012
Revenues:		
Program revenues:		
Charges for services	\$ -	\$ -
General revenues:		
Sales taxes	258,213	331,413
Interest earnings	<u>15</u>	<u>26</u>
	<u>258,228</u>	<u>331,439</u>
Expenses:		
Administration	39,970	42,077
Economic Development	497,977	16,500
Debt Service-Interest	<u>7,680</u>	<u>421</u>
	<u>545,627</u>	<u>58,998</u>
Transfers in (out)	(15,053)	(143,176)
Special item-gain on sale of land	66,526	-
Change in net assets	(235,926)	129,265
Net assets – October 1 (beginning)	<u>312,929</u>	<u>77,003</u>
Net assets – September 30 (ending)	<u>\$ 77,003</u>	<u>\$206,268</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.

As of the end of the current period, the Corporation's governmental funds reported a combined ending fund balance of \$70,280, an increase of \$95,497 in comparison with the beginning of the period. All of the funds were available for spending at the Corporation's discretion at September 30, 2012.

**General Fund Budgetary Highlights**

During the current year, the Board of Directors of the Corporation did not amend the budget for the General Fund.

The original budget projected that the activity for the year would increase available fund balance by \$198,620. The available fund balance for the general fund actually increased in the amount of \$70,280. The difference was due primarily to the lack of proceeds from the sale of property that was budgeted but did not occur.

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2012

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**Capital Asset and Debt Administration**

**Capital Assets.** The Corporation's investment in capital assets for its governmental activities as of September 30, 2012 amounts to \$135,988. There was no capital asset activity during the current year. At September 30, 2012, the investment in capital assets consists of a tract of land that was purchased in a prior fiscal year.

**Long-term Debt.** At the end of the current year, the Corporation had no long-term debt. A bank loan of \$33,768 was paid in full during the current year.

Additional information on the Corporation's long-term debt can be found in Note 3 of this report.

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

Since its inception, the Economic Development Corporation has funded projects that have brought businesses, jobs and additional sales tax to the City. But in doing so, the 2012 fiscal year had little money for new projects. The EDC in the 2013 fiscal year will shift its priorities from funding projects to paying current debt and saving what can be saved for future development. Some small projects may still be possible but EDC needs to better its current financial position.

**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 Economic Development Corporation, 212 Main St., Lake Dallas, Texas, 75065.

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**BASIC FINANCIAL STATEMENTS**

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**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

STATEMENT OF NET ASSETS  
SEPTEMBER 30, 2012

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	<u>Primary Government</u>
	<u>Governmental</u> <u>Activities</u>
<b>ASSETS</b>	
Cash and Investments	\$ 4,641
Receivables:	
Sales taxes	65,668
Due from City of Lake Dallas	174
Capital Assets:	
Land	<u>135,988</u>
Total Assets	<u>206,471</u>
<b>LIABILITIES</b>	
Accounts Payable	<u>203</u>
Total Liabilities	<u>203</u>
<b>NET ASSETS</b>	
Invested in Capital Assets	135,988
Unrestricted Net Assets	<u>70,280</u>
Total Net Assets	<u>\$ 206,268</u>

The accompanying Notes are an integral part of this statement.

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2012

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>
<b>GOVERNMENTAL ACTIVITIES:</b>			
Administration	\$ 42,077	\$ -	\$ -
Economic Development	16,500	-	-
Debt Service – Interest	<u>421</u>	<u>-</u>	<u>-</u>
Total Governmental Activities	<u>58,998</u>	<u>-</u>	<u>-</u>
<b>TOTAL PRIMARY GOVERNMENT</b>	<b><u>\$ 58,998</u></b>	<b><u>\$ -</u></b>	<b><u>\$ -</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.

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Net (Expense) Revenue and  
Change in Net Assets

Governmental  
Activities

\$ (42,077)  
(16,500)  
(421)  
(58,998)  
  
(58,998)

331,413  
26  
(143,176)  
188,263

129,265  
  
77,003

\$ 206,268

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

BALANCE SHEET – GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2012

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	<u>General Fund</u>	<u>Total Governmental Funds</u>
ASSETS		
Cash and Investments	\$ 4,641	\$ 4,641
Receivables:		
Sales taxes	65,668	65,668
Due from City of Lake Dallas	<u>174</u>	<u>174</u>
Total Assets	<u>\$ 70,483</u>	<u>\$ 70,483</u>
LIABILITIES AND FUND BALANCE		
Liabilities:		
Current Liabilities:		
Accounts Payable	\$ 203	\$ 203
Total Current Liabilities	<u>203</u>	<u>203</u>
Fund Balance:		
Unassigned Fund Balance	<u>70,280</u>	<u>70,280</u>
Total Fund Balance	<u>70,280</u>	<u>70,280</u>
Total Liabilities and Fund Balance	<u>\$ 70,483</u>	<u>\$ 70,483</u>

The accompanying Notes are an integral part of this statement.

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE  
STATEMENT OF NET ASSETS  
SEPTEMBER 30, 2012

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**Total Fund Balances (Deficit) – Governmental Funds** \$ 70,280

Capital assets used in governmental activities are not financial resources and therefore are not reported in governmental funds. At the end of the year, capital assets consisted of one tract of land with a cost of \$135,988. The net effect of including the balance for capital assets in the governmental activities is to increase net assets.

135,988

**Net Assets of Governmental Activities** \$206,268

The accompanying Notes are an integral part of this statement.

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED SEPTEMBER 30, 2012

	<u>General Fund</u>	<u>Total Governmental Funds</u>
Revenues:		
Sales tax	\$331,413	\$331,413
Interest income	<u>26</u>	<u>26</u>
Total Revenues	<u>331,439</u>	<u>331,439</u>
Expenditures:		
Marketing	13,928	13,928
Downtown development	1,287	1,287
Shop Lake Dallas campaign	1,285	1,285
Staff services	36,000	36,000
Legal and audit fees	2,500	2,500
Dues and memberships	3,577	3,577
Debt Service:		
Principal	33,768	33,768
Interest	<u>421</u>	<u>421</u>
Total Expenditures	<u>92,766</u>	<u>92,766</u>
Excess of Revenue Over Expenditures	<u>238,673</u>	<u>238,673</u>
Other Resources (Uses):		
Transfers out	<u>(143,176)</u>	<u>(143,176)</u>
Total Other Resources (Uses)	<u>(143,176)</u>	<u>(143,176)</u>
Net Change in Fund Balance	95,497	95,497
Fund Balance (Deficit) – October 1 (beginning)	<u>(25,217)</u>	<u>(25,217)</u>
Fund Balance – September 30 (ending)	<u>\$ 70,280</u>	<u>\$ 70,280</u>

The accompanying Notes are an integral part of this statement.

**LAKE DALLAS ECONOMIC  
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, 2012

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<b>Total Net Change in Fund Balances – Governmental Funds</b>	\$ 95,497
Current period long-term debt principal payments are expenditures in the fund financial statements, but are shown as reductions in long-term debt in the government-wide financial statements. The net effect of including the debt principal payments is to increase net assets.	<u>33,768</u>
<b>Change in Net Assets of Governmental Activities</b>	<u>\$129,265</u>

The accompanying Notes are an integral part of this statement.

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2012

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Lake Dallas Economic 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 Economic 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 4A of the Act. The Corporation is managed by a five-member Board of Directors.

The purpose of the Corporation is to promote economic and industrial 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 promote and encourage commercial expansion and development. 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.

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2012

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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.

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.

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2012

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**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 30 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 and November, 2012.

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. Currently, the Corporation has no program revenues.

When both restricted and unrestricted resources are available for use, it is the Corporation's policy to use restricted resources first when appropriate, then unrestricted resources as they are needed.

**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 ECONOMIC  
DEVELOPMENT CORPORATION**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2012

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**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. Capital Assets**

Capital assets, which can include property, plant, equipment and infrastructure assets (e.g., streets, roads, sidewalks and similar items) are reported in the governmental activities column in the government-wide financial statements. The Corporation defines capital assets as assets with an initial individual cost of more than \$1,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the time received. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

The only capital asset owned by the Corporation at September 30, 2012 is one tract of land. Land is not depreciated.

**G. 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.

**H. 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.

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2012

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**I. Fund Balance**

The Corporation has implemented GASB Statement No. 54, "Fund Balance Reporting and Governmental Fund Type Definitions." This Statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent.

Fund Balance Classification: The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the Corporation is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Nonspendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The Corporation has no nonspendable fund balance at September 30, 2012.
- Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The Corporation has no restricted fund balance at September 30, 2012.
- Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Corporation's Board of Directors. The Board of Directors establishes (and modifies or rescinds) fund balance commitments by passage of a resolution. This can also be done through adoption and amendment of the budget. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The Corporation has no committed fund balance at September 30, 2012.
- Assigned: This classification includes amounts that are constrained by the Corporation's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board of Directors or through the Board of Directors delegating this responsibility to other individuals in the Corporation. Under the Corporation's adopted policy, only the Board of Directors may assign amounts for specific purposes. The Corporation has assigned no fund balance at September 30, 2012.
- Unassigned: This classification includes all amounts not included in other spendable classifications, including the residual fund balance for the General Fund.

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

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NOTES TO THE BASIC FINANCIAL STATEMENTS  
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The policy of the Board of Directors expresses an intent to maintain a level of assigned and unassigned fund balance in the general fund equal to 25 percent of the fund's normal operating expenditures.

Beginning fund balances for the Corporation's governmental funds have been restated to reflect the above classifications. The details of the fund balances are included in the Governmental Funds Balance Sheet on page 16.

**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, 2012, the carrying amount of the Corporation's deposits in checking accounts and interest-bearing savings accounts was a \$30,342 deficit and the bank balance was \$21,791. The Corporation's cash deposits at September 30, 2012 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:

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- 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, 2012, the Corporation's cash balances totaled \$21,,791. 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.
- 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, 2012, the Corporation held all of its investments in the LOGIC public funds investment pool accounts. 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, 2012, 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.

Public funds investment pools in Texas ("Pools") are established under the authority of the Interlocal Cooperation Act, Chapter 79 of the Texas Government Code, and are subject to the provisions of the Public Funds Investment Act (the "Act"), Chapter 2256 of the Texas Government Code. In addition to other provisions of the Act designed to promote liquidity and safety of principal, the Act requires Pools to: 1) have an advisory board composed of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool; 2) maintain a continuous rating of no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service; and 3) maintain the market value of its underlying investment portfolio within one half of one percent of the value of its shares.

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The Corporation's investments in Pools are reported at an amount determined by the fair value per share of the pool's underlying portfolio, unless the pool is 2a7-like, in which case they are reported at share value. A 2a7-like pool is one which is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

The Corporation's investment at September 30, 2012 is shown below:

<u>Name</u>	<u>Carrying Amount</u>	<u>Market Value</u>
LOGIC Investment Pool	\$ 34,983	\$ 34,983
Total	<u>\$ 34,983</u>	<u>\$ 34,983</u>

**3. LONG-TERM DEBT**

Long-term debt of the Corporation during the year ended September 30, 2012 consisted of a bank loan obtained related to the purchase and financing of property. The following is a summary of the changes in the Corporation's long-term debt for the year ended September 30, 2012:

<u>Description</u>	<u>Interest Rate Payable</u>	<u>Amounts Outstanding 10/01/11</u>	<u>Additions</u>	<u>Retired</u>	<u>Amounts Outstanding 9/30/12</u>	<u>Due Within One Year</u>
Bank Loan- Northstar Bank	6.00%	\$ 33,768	\$ -	\$ 33,768	\$ -	\$ -
Total Long-Term Debt		<u>\$ 33,768</u>	<u>\$ -</u>	<u>\$ 33,768</u>	<u>\$ -</u>	<u>\$ -</u>

**4. COMMITMENTS**

The Development Corporation Act authorizes the Corporation to provide economic development grants suitable for expenditures for infrastructure necessary to promote or develop new or expanded business enterprises in the City of Lake Dallas.

At times, the Corporation will commit to the payment of an incentive grant payable upon the future fulfillment of specific requirements. As of September 30, 2012, there are no incentive grants that the Corporation has committed to pay but for which payments have not been made.

However, the Corporation cosigned as guarantor on an existing bank loan of a business enterprise for which past incentive grants had been provided. Since September 30, 2012, the Corporation has made two monthly payments plus a partial monthly payment on this loan on behalf of the business enterprise.

**LAKE DALLAS ECONOMIC  
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**5. 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	\$58,577
Capital outlay	-
Debt Service:	
Principal	33,768
Interest	<u>421</u>
Total	<u>\$92,766</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.

**6. TRANSFERS OUT**

Transfers out shown on the Statement of Revenues, Expenditures and Change in Fund Balance consist of the following:

- Transfers out of \$143,176 represent 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 and Series 2008 certificates of obligation. The Corporation has committed to continued future contributions toward the certificates of obligation annual debt service requirements, based on the portion of the proceeds used by or benefiting the Corporation.

**7. SUBSEQUENT EVENTS**

Management has reviewed events subsequent to September 30, 2012 through January 8, 2013, which is the date the financial statements were available to be issued. No subsequent events were identified that were required to be recorded or disclosed in the financial statements.

**REQUIRED SUPPLEMENTARY INFORMATION**

**LAKE DALLAS ECONOMIC  
DEVELOPMENT CORPORATION**

BUDGETARY COMPARISON SCHEDULE – GENERAL FUND  
FOR THE YEAR ENDED SEPTEMBER 30, 2012

	<u>Budgeted Amounts</u>		Actual Amounts (GAAP BASIS)	Variance With Final Budget
	<u>Original</u>	<u>Final</u>		
Revenues:				
Sales tax	\$ 280,000	\$ 280,000	\$331,413	\$ 51,413
Interest income	<u>-</u>	<u>-</u>	<u>26</u>	<u>26</u>
Total Revenues	<u>280,000</u>	<u>280,000</u>	<u>331,439</u>	<u>51,439</u>
Expenditures:				
Marketing	16,000	16,000	13,928	2,072
Downtown development	-	-	1,287	(1,287)
Shop Lake Dallas campaign	2,000	2,000	1,285	715
Staff services	54,000	54,000	36,000	18,000
Legal and audit fees	3,000	3,000	2,500	500
Dues and memberships	1,300	1,300	3,577	(2,277)
Travel and training	700	700	-	700
Debt Service:				
Principal	34,875	34,875	33,768	1,107
Interest	<u>1,112</u>	<u>1,112</u>	<u>421</u>	<u>691</u>
Total Expenditures	<u>112,987</u>	<u>112,987</u>	<u>92,766</u>	<u>20,221</u>
Excess of Revenues Over Expenditures	<u>167,013</u>	<u>167,013</u>	<u>238,673</u>	<u>71,660</u>
Other Resources (Uses):				
Proceeds from sale of land	200,000	200,000	-	(200,000)
Transfers out	<u>(143,176)</u>	<u>(143,176)</u>	<u>(143,176)</u>	<u>-</u>
Total Other Resources (Uses)	<u>56,824</u>	<u>56,824</u>	<u>(143,176)</u>	<u>(200,000)</u>
Net Change in Fund Balance	223,837	223,837	95,497	(128,340)
Fund Balance (Deficit) – October 1 (beginning)	<u>(25,217)</u>	<u>(25,217)</u>	<u>(25,217)</u>	<u>-</u>
Fund Balance – September 30 (ending)	<u>\$ 198,620</u>	<u>\$ 198,620</u>	<u>\$ 70,280</u>	<u>\$(128,340)</u>

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

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

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CERTIFIED PUBLIC ACCOUNTANTS

902 NORTH LOCUST  
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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 Economic Development Corporation  
Lake Dallas, Texas

We have audited the financial statements of the governmental activities and each major fund of the Lake Dallas Economic Development Corporation (the "Corporation") as of and for the year ended September 30, 2012, which collectively comprise the Corporation's basic financial statements and have issued our report thereon dated January 8, 2013. 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

Management of the Corporation is responsible for establishing and maintaining effective 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 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 District's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting 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 deficiencies, 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 passthrough entities, and is not intended to be used and should not be used by anyone other than these specified parties.



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

January 8, 2013