

KENNEDALE EDC FINANCIAL REPORT

FOR THE YEAR ENDING SEPTEMBER 30, 2016



**KENNEDALE ECONOMIC
DEVELOPMENT CORPORATION**

ANNUAL FINANCIAL REPORT

SEPTEMBER 30, 2016

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

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PATILLO, BROWN & HILL, L.L.P.
CERTIFIED PUBLIC ACCOUNTANTS ■ BUSINESS CONSULTANTS

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
of Kennedale Economic Development Corporation
Kennedale, Texas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and major fund of Kennedale Economic Development Corporation (the "Corporation"), a component unit of the City of Kennedale, Texas, as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major fund of the Corporation, as of September 30, 2016, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and budgetary information on pages 3 through 6 and page 16 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 inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Pattillo, Brown & Hill, L.L.P.

Waco, Texas
February 21, 2017

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Kennedale Economic Development Corporation, we offer readers of the Kennedale Economic Development Corporation financial statements, this narrative overview, and analysis of the financial activities of the Kennedale Economic Development Corporation for the fiscal year ended September 30, 2016. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the Kennedale Economic Development Corporation exceeded its liabilities at the close of the most recent fiscal year by \$4,460,872.
- The Kennedale Economic Development Corporation's net position decreased by \$190,066. The decrease was due to decreases in sales tax revenue and rental income. This was offset by the decreases in overall expenses. Net position was further decreased by a prior period adjustment for land sold in a prior year.
- As of the close of the current fiscal year, the Kennedale Economic Development Corporation's governmental fund reported an ending fund balance of \$223,520, a decrease of \$90,345 in comparison with the prior year. The decrease is primarily related to the decrease in sales tax revenue and rental income offset by increased miscellaneous income and decreased expenditures in economic development.
- At the end of the current fiscal year, the restricted fund balance for the General Fund was \$223,520.

OVERVIEW OF THE FINANCIAL STATEMENTS

The discussion and analysis is intended to serve as an introduction to the Kennedale Economic Development Corporation's basic financial statements. The Kennedale Economic Development 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.

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

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

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in these statements for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes). Both the statement of net position 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.

Governmental activities – Most of the Corporation's basic expenditures are reported here, including administrative and incentive grants. Sales taxes and investment earnings finance these activities.

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. The Kennedale Economic Development Corporation uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The Corporation uses the following fund type:

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decision. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Kennedale Economic Development 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, which is considered to be a major fund.

The Kennedale Economic Development Corporation adopts an annual appropriated budget for its governmental fund. A budgetary comparison statement has been provided for General Fund component unit to demonstrate compliance with the budget.

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 fund financial statements. The notes to the financial statements can be found in the financial section.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, over time, net position may serve as a useful indicator of the Corporation's financial position. In the case of the Kennedale Economic Development Corporation, assets exceeded liabilities by \$4,460,872 at the close of the most recent fiscal year.

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION'S NET POSITION

	Governmental Activities	
	2016	2015
Current assets	\$ 279,453	\$ 329,468
Capital assets	<u>5,571,489</u>	<u>6,171,472</u>
Total assets	<u>5,850,942</u>	<u>6,500,940</u>
Current liabilities	80,190	41,296
Noncurrent liabilities	<u>1,309,880</u>	<u>1,398,589</u>
Total liabilities	<u>1,390,070</u>	<u>1,439,885</u>
Net position:		
Net investment in capital assets	4,261,609	4,772,883
Unrestricted	<u>199,263</u>	<u>288,172</u>
Total net position	<u>\$ 4,460,872</u>	<u>\$ 5,061,055</u>

The Corporation's net position decreased by \$190,066 during the current fiscal year. This decrease is primarily due to decreases in sales tax revenue, rental income, and a prior period adjustment for land sold in a prior year. This was offset by the decreases in overall expenses.

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION'S CHANGES IN NET POSITION

	Governmental Activities	
	2016	2015
General Revenues:		
Sales tax	\$ 410,880	\$ 496,083
Rental	100,606	116,845
Miscellaneous	59,999	57,855
Investment earnings	<u>333</u>	<u>112</u>
Total general revenues	<u>571,818</u>	<u>670,895</u>
Expenses:		
Economic development:		
Administration	533,335	568,814
Payment to City for debt	151,919	153,519
Interest and other	<u>76,630</u>	<u>81,213</u>
Total expenses	<u>761,884</u>	<u>803,546</u>
Changes in net position	(190,066)	(132,651)
Net position, beginning	5,061,055	5,220,834
Prior period adjustment	<u>(410,117)</u>	<u>(27,128)</u>
Net position, ending	<u>\$ 4,460,872</u>	<u>\$ 5,061,055</u>

General Fund. The Corporation's general revenues decreased by \$43,235 or 6.44% from last year. The decrease was due to a decrease in sales tax revenue and rental income. Sales tax revenue decreased by \$85,203 or 17.18% to \$410,880.

General Fund budgetary highlights. The actual expenditures for the year were \$718,005, which was \$28,392 under budget.

For fiscal year 2016, the actual revenues were \$627,660, as compared to the budgeted amount of \$649,854. Contributing to the variance was lower than anticipated rental revenue (\$29,168 less than the budget).

With revenues lower than expectation and expenditures below appropriations, the fund balance in the General Fund decreased by \$90,345, which was \$6,198 higher than the final budgeted decrease.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets. The investment in capital assets for its governmental as of September 30, 2016, amounts to \$4,261,609 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements and infrastructure.

Additional information on the capital assets can be found in the notes to the financial statements on page 15.

Long-term debt. At year-end, the KEDC had revenue bonds and a loan in the amount of \$845,000 and \$464,880, respectively.

Additional information on the long-term debt can be found in the notes to the financial statements on page 16.

DISCUSSION OF CURRENTLY KNOWN FACTS, DECISIONS OR CONDITIONS IN FISCAL YEAR 2016

The Kennedale Economic Development Corporation's projects for the fiscal year and beyond include: 1) Opening a "sit-down" restaurant in the Oak Crest development, 2) Building a hotel in the Oak Crest development, 3) Continuing the development of the Kennedale Town Center, and 4) Identifying potential tracts of land to acquire, consolidate, clear and resell for light manufacturing uses.

REQUESTS FOR INFORMATION

The financial report is designed to provide a general overview of the Kennedale Economic Development Corporation's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, Kennedale Economic Development Corporation, 405 Municipal Dr., Kennedale, Texas 76060.

**BASIC
FINANCIAL STATEMENTS**

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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

**STATEMENT OF NET POSITION
AND GOVERNMENTAL FUND BALANCE SHEET**

SEPTEMBER 30, 2016

	General	Adjustments	Statement of Net Position
ASSETS			
Cash and investments	\$ 205,067	\$ -	\$ 205,067
Sales taxes receivable	68,301	-	68,301
Accounts receivable	6,085	-	6,085
Capital assets:			
Land	-	1,085,147	1,085,147
Buildings and improvements	-	5,945,769	5,945,769
Construction in progress	-	-	-
Less: accumulated depreciation	-	(1,459,427)	(1,459,427)
Total capital assets	-	5,571,489	5,571,489
 Total assets	 279,453	 5,571,489	 5,850,942
LIABILITIES			
Accounts payable	41,034	-	41,034
Accrued interest payable	-	24,257	24,257
Customer deposits	14,899	-	14,899
Noncurrent liabilities:			
Due within one year	-	94,200	94,200
Due in more than one year	-	1,215,680	1,215,680
Total liabilities	55,933	1,334,137	1,390,070
FUND BALANCE/NET POSITION			
Fund balance:			
Restricted for economic development	223,520	(223,520)	-
Total fund balance	223,520	(223,520)	-
 Total liabilities and fund balance	 \$ 279,453		
Net position:			
Net investment in capital assets		4,261,609	4,261,609
Restricted for economic development		199,263	199,263
 Total net position		 \$ 4,460,872	 \$ 4,460,872

The accompanying notes are an integral part of these financial statements.

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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

**STATEMENT OF ACTIVITIES
AND GOVERNMENTAL FUND REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE**

FOR THE YEAR ENDED SEPTEMBER 30, 2016

	General	Adjustments	Statement of Activities
Expenditures/expenses:			
Current:			
Economic development	\$ 399,312	\$ 134,023	\$ 533,335
Payment to City for debt	151,919	-	151,919
Debt service:			
Principal	88,709	(88,709)	-
Interest and fiscal charges	<u>78,065</u>	<u>(1,435)</u>	<u>76,630</u>
Total expenditures/expenses	<u>718,005</u>	<u>43,879</u>	<u>761,884</u>
General revenues:			
Sales taxes	410,880	-	410,880
Rental	100,606	-	100,606
Miscellaneous	115,841	(55,842)	59,999
Investment earnings	<u>333</u>	<u>-</u>	<u>333</u>
Total general revenues	<u>627,660</u>	<u>(55,842)</u>	<u>571,818</u>
Excess of revenues over expenditures	<u>(90,345)</u>	<u>(99,721)</u>	<u>(190,066)</u>
Net change in fund balance	(90,345)	90,345	-
Change in net position	-	(190,066)	(190,066)
Fund balance/net position:			
Beginning	313,865	4,747,190	5,061,055
Prior period adjustment	<u>-</u>	<u>(410,117)</u>	<u>(410,117)</u>
Ending	<u>\$ 223,520</u>	<u>\$ 4,237,352</u>	<u>\$ 4,460,872</u>

The accompanying notes are an integral part of these financial statements.

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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2016

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Kennedale Economic Development Corporation (the “Corporation”) have been prepared in conformity with generally accepted accounting principles (“GAAP”) for local governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. GASB’s jurisdiction includes nonprofit corporations that are in substance part of a governmental unit. The most significant accounting and reporting policies of the Corporation are described in the following notes to the financial statements.

A. Reporting Entity

The Kennedale Economic Development Corporation was incorporated on December 2, 1996. The Corporation is a nonprofit corporation organized and operating under the laws of the State of Texas, particularly Section 4B of the Development Corporation Act of 1979, as amended and Article 5190.6, Vernon’s Texas Civil Statutes, (the “Act”), as amended. The Corporation was created following an election held by the City of Kennedale, Texas (the “City”), on August 10, 1996, to levy 0.5% local sales and use tax in the City for the benefit of the Corporation. The Corporation, as currently organized, is to promote economic development within the City, including, but not limited to, construction, operation and administration, as permitted by Section 4B of the Act, as amended. The Corporation is a discretely presented component unit of the City under the provisions of Governmental Accounting Standards Board Statement No. 61.

As required by generally accepted accounting principles, these financial statements present the Kennedale Economic Development Corporation and do not include any component units, entities for which the Corporation is considered to be financially accountable. The Corporation did not have any entities which meet the component unit criteria. Therefore, the reporting entity is limited to those departments which comprise the Corporation’s legally adopted jurisdiction. However, the Corporation is considered to be, and is reported as, a component unit of the City.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the government. *Governmental activities* are supported by taxes, rent and investment revenue.

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

The government-wide and fund financial statements are provided for the governmental fund of the Corporation with a column for adjustments between the two statements.

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*. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

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 period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Interest income associated with the current fiscal period is considered to be susceptible to accrual and so has been recognized as revenue of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Corporation.

The Corporation reports the following major governmental fund:

The **General Fund** is the government's primary operating fund. It accounts for all financial resources of the Corporation. There are no other funds of the Corporation.

D. Assets, Liabilities and Net Position or Fund Balance

Cash and Investments

The City of Kennedale, Texas, pools substantially all cash and investments except for separate cash and investment accounts which are maintained in accordance with legal restrictions. Investment income on investments is allocated to the Corporation based upon its pro rata participation in the pool.

Investments for the City are reported at fair value, except for the position in investment pools. The City's investment in pools are 2a7-like pools and are reported at the net asset value per share (which approximates fair value) even though it is calculated using the amortized cost method. 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 will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the governmental activities statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

Net Position

Net positions represent the difference between assets, deferred inflows/outflows of resources and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislations adopted by the District or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The Economic Development Board of Directors and the City Council of the City of Kennedale, Texas, follow these procedures in establishing budgets reflected in the financial statements:

1. Prior to the beginning of each fiscal year, the Executive Director submits a proposed budget to the Corporation's Board of Directors for the fiscal year beginning on the following October 1. The operating budget includes proposed expenditures and means of financing them.
2. Public hearings are conducted at which all interested persons' comments concerning the budget are heard.
3. The budget is legally enacted by the Corporation's Board of Directors and ratified by the City Council of the City.
4. The Board of Directors and the City Council must approve any budget amendments. At the end of each fiscal year, all appropriations lapse.
5. Annual budgets adopted for the Economic Development Fund are adopted on a basis consistent with generally accepted accounting principles.

3. DETAIL NOTES ON FUNDS AND ACTIVITIES

A. Cash and 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, and (9) 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' acceptances, (7) Mutual Funds, (8) Investment pools, (9) guaranteed investment contracts, and (10) 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 the deposit and investment policy used by the City of Kennedale. That policy does address 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 government’s deposits may not be returned to it. As of September 30, 2016, all of the Corporation’s deposits were in the TexPool accounts held by the City of Kennedale.
- b. **Credit Risk:** It is the Corporation’s policy to limit investments to investment types with an investment quality rating no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service or no lower than investment grade by at least one nationally recognized rating service with a weighted average maturity no greater than 90 days. The Corporation’s investments were rated AAAM by Standard and Poor’s Investors Services.
- c. **Interest Rate Risk:** In accordance with the Corporation’s investment policy, the Corporation manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio to 90 days or less, dependent on market conditions.
- d. **Concentration of Credit Risk:** The Corporation’s investment policy states the maximum percentage allowed for each different investment instrument that can be used to make up the portfolio.

At September 30, 2016, the carrying amounts of the Corporation’s investments were as follows:

Balances in public funds investment pools:	
State Treasurer's Investment Pool (TexPool)	\$ <u>205,067</u>
	\$ <u><u>205,067</u></u>

Public Funds Investment Pools

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.

B. Risk Management

The City of Kennedale, Texas, carries its general insurance risks with a public entity risk pool by transferring all risks to the insurance carrier except for small deductible amounts.

C. Agreement with City

The Corporation has no employees. The personnel duties for the Corporation are performed by employees of the City of Kennedale, and the Corporation is charged for expenses related to these duties.

D. Capital Assets

Capital asset activity for the year ended September 30, 2016, was as follows:

Primary Government

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 1,457,391	\$ 93,716	\$ 465,960	\$ 1,085,147
Total capital assets not being depreciated	<u>1,457,391</u>	<u>93,716</u>	<u>465,960</u>	<u>1,085,147</u>
Capital assets, being depreciated:				
Buildings	4,680,139	38,230	-	4,718,369
Improvements	1,017,693	-	-	1,017,693
Infrastructure	<u>184,679</u>	<u>25,028</u>	<u>-</u>	<u>209,707</u>
Total capital assets being depreciated	<u>5,882,511</u>	<u>63,258</u>	<u>-</u>	<u>5,945,769</u>
Less accumulated depreciation:				
Buildings	936,936	235,918	-	1,172,854
Improvements	227,800	50,885	-	278,685
Infrastructure	<u>3,694</u>	<u>4,194</u>	<u>-</u>	<u>7,888</u>
Total accumulated depreciation	<u>1,168,430</u>	<u>290,997</u>	<u>-</u>	<u>1,459,427</u>
Total capital assets, being depreciated, net	<u>4,714,081</u>	<u>(227,739)</u>	<u>-</u>	<u>4,486,342</u>
Governmental activities capital assets, net	<u>\$ 6,171,472</u>	<u>\$ (134,023)</u>	<u>\$ 465,960</u>	<u>\$ 5,571,489</u>

E. Long-term Debt

During fiscal year 2011, a loan was issued for \$1,700,000 for the purpose of financing new projects in addition to the revenue bonds issued fiscal year 2007 of \$1,200,000 also for the purpose of financing new projects. During the fiscal year 2011, \$1,047,000 of the loan issued was returned to the lender netting a balance of \$653,000. Revenue bonds and loans outstanding at year end are as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Government activities					
Revenue bonds	\$ 895,000	\$ -	\$ 50,000	\$ 845,000	\$ 55,000
Texas leverage fund loan	<u>503,589</u>	<u>-</u>	<u>38,709</u>	<u>464,880</u>	<u>39,200</u>
Governmental activity					
Long-term liabilities	<u>\$ 1,398,589</u>	<u>\$ -</u>	<u>\$ 88,709</u>	<u>\$ 1,309,880</u>	<u>\$ 94,200</u>

Annual debt service requirements to maturity for the revenue bonds are as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2017	\$ 94,200	\$ 74,400
2018	100,594	69,183
2019	102,038	63,570
2020	108,533	57,904
2021	115,081	51,838
2022-2026	680,630	154,044
2027-2031	<u>108,804</u>	<u>7,311</u>
Total	<u>\$ 1,309,880</u>	<u>\$ 478,250</u>

F. Prior Period Adjustment

Net position at the beginning of the year was restated to reflect the disposal of land in a prior period.

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**REQUIRED SUPPLEMENTARY
INFORMATION**

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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

COMPONENT UNIT - GENERAL FUND

**SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**

FOR THE YEAR ENDED SEPTEMBER 30, 2016

(With Comparative Actual Amounts for the Year Ended September 30, 2015)

	2016			Variance with Final Budget Positive (Negative)	2015
	Budgeted Amounts		Actual Amounts		Actual Amounts
	Original	Final			
REVENUES					
Sales tax	\$ 398,062	\$ 405,000	\$ 410,880	\$ 5,880	\$ 496,083
Rental income	129,774	129,774	100,606	(29,168)	116,845
Miscellaneous income	384,120	115,000	115,841	841	57,855
Investment earnings	<u>80</u>	<u>80</u>	<u>333</u>	<u>253</u>	<u>112</u>
Total revenues	<u>912,036</u>	<u>649,854</u>	<u>627,660</u>	<u>(22,194)</u>	<u>670,895</u>
EXPENDITURES					
Current:					
Economic development	391,950	426,504	399,312	27,192	409,805
Payment to city for debt	153,519	153,519	151,919	1,600	153,519
Debt Service:					
Principal	88,373	88,373	88,709	(336)	87,147
Interest and fiscal charges	<u>78,001</u>	<u>78,001</u>	<u>78,065</u>	<u>(64)</u>	<u>82,649</u>
Total expenditures	<u>711,843</u>	<u>746,397</u>	<u>718,005</u>	<u>28,392</u>	<u>733,120</u>
NET CHANGE IN FUND BALANCES	200,193	(96,543)	(90,345)	6,198	(62,225)
FUND BALANCES, BEGINNING	<u>313,865</u>	<u>313,865</u>	<u>313,865</u>	<u>-</u>	<u>376,090</u>
FUND BALANCES, ENDING	<u>\$ 514,058</u>	<u>\$ 217,322</u>	<u>\$ 223,520</u>	<u>\$ 6,198</u>	<u>\$ 313,865</u>

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