

CITY OF CENTER
ECONOMIC DEVELOPMENT CORPORATION
Center, Texas

FINANCIAL STATEMENTS

September 30, 2013

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INDEPENDENT AUDITORS' REPORT

Honorable Mayor and City Council
City of Center
Center, Texas

We have audited the accompanying financial statements of the City of Center Economic Development Corporation (a nonprofit organization), a component unit of the City of Center, Texas, as of and for the year ended September 30, 2013 and the related notes to the 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 City of Center Economic Development Corporation, a component unit of the City of Center, Texas as of September 30, 2013, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 5-7 and 13 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.


CERTIFIED PUBLIC ACCOUNTANTS

Lufkin, Texas
April 14, 2014



Management's Discussion and Analysis

As management of the City of Center, Texas, we offer readers of the City of Center Economic Development Corporation's financial statements this narrative overview and analysis of the financial activities of the City of Center Economic Development Corporation "EDC" for the fiscal year ended September 30, 2013. Please read it in conjunction with the financial statements and accompanying notes.

Overview of the Financial Statements

The annual financial report consists of two parts: Management's Discussion and Analysis (this section) and the basic financial statements. City of Center EDC is a self-supporting entity and uses a governmental fund to report operations.

The governmental fund statements tell how general services were financed in the short term as well as what remains for future spending.

The government-wide financial statements provide both long-term and short-term information about the EDC's overall financial status. The government-wide statements are presented in a manner similar to a private business, such as real estate development, investment banking, commercial lending, construction management and private consulting. The statement of net position includes all the EDC's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

Financial Highlights

- The net position of the EDC exceeded its liabilities at the close of the most recent fiscal year by \$1,013,262.
- As of the close of this fiscal year, the EDC reports an ending fund balance of \$1,013,262, this is an increase of \$140,584 from the prior year. The increase is the result of current year cash revenues exceeding current year expenditures.

The following table provides a summary of the EDC's net position:

	2013	2012	CHANGE
Cash	\$ (37 471)	\$ (51 709)	\$ 14 238
Investments	675 761	511 786	163 975
Due from State	30 612	30 746	(134)
Note receivable - City	336 927	373 713	(36 786)
Accrued interest receivable	7 433	8 143	(710)
Construction in progress	-	1 010 805	(1 010 805)
TOTAL ASSETS	1 013 262	1 883 484	(870 222)
Accounts payable	-	-	-
TOTAL LIABILITIES	-	-	-
 Net Position:			
Invested in capital assets, net	-	1 010 805	(1 010 805)
Unrestricted	1 013 262	872 679	140 583
TOTAL NET POSITION	\$ 1 013 262	\$ 1 883 484	\$ (870 222)

The following table provides a summary of the EDC's changes in net position:

	2013	2012	CHANGE
Revenues:			
Sales tax	\$ 377 696	\$ 426 168	\$ (48 472)
Interest	2 549	5 591	(3 042)
TIF loan interest	10 108	12 283	(2 175)
Miscellaneous	-	61 347	(61 347)
TOTAL REVENUES	390 353	505 389	(115 036)
Expenses:			
Administration	42 500	55 814	(13 314)
Supplies	100	107	(7)
Contractual	7 851	3 750	4 101
Sundry	15 799	9 031	(6 768)
Incentives	87 647	172 454	(84 807)
TOTAL EXPENSES	153 897	241 156	(87 259)
NET INCOME	236 456	264 233	(27 776)
Non-Operating Revenue (Expense):			
Transfer to city	(1 106 678)	(66 276)	1 040 402
CHANGE IN NET POSITION	(870 222)	197 957	(1 068 179)
Beginning net position	1 883 484	1 685 527	197 957
ENDING NET POSITION	\$ 1 013 262	\$ 1 883 484	\$ (870 221)

Government-Wide Financial Analysis:

Net Position. The net position of the EDC is \$1,013,262, which is a decrease of \$870,221 from the prior year. In 2011, the EDC was the lending entity on a loan agreement for financing improvements within the City's Tax Increment Reinvestment Zone #1, reflected in note receivable with a current balance of \$336,927. The amounts identified as assets transferred to the City include the \$1,000,000 of local construction contribution toward the northeast section of Loop 500, downtown streetscape design plans, sidewalk improvements for Tyson Foods and intersection expansions for industrial traffic at two locations along FM 699.

Fund Financial Analysis:

Fund Balance. The fund balance of the EDC at the close of the fiscal year is \$1,013,262. This is a \$140,584 increase from last year's fund balance of \$872,679. The current fund balance includes \$336,927 as the balance due to the EDC on the Tax Increment Financing District loan and is not liquid. Cash and investments totaling \$638,290 comprise the majority of the fund balance and are completely liquid. No portion of the fund balance is currently dedicated or obligated for future expenditures so that the entire amount is classified as unreserved.

Operating Activities. This year's operating activities decreased the EDC's net position by \$870,221. Key elements of this decrease are as follows:

Revenues from sales taxes decreased \$48,472 (-11.4%) from the prior year.

Expenses of the EDC decreased \$87,259 from the prior year and included business development assistance of \$87,647.

Debt and Capital Assets:

Capital Assets. The EDC currently has no capital assets, the previous assets have been transferred to the City. During this year, assets were transferred to the City as follows:

- Local Construction Match for Loop 500 – North-East Extension - \$1,014,895
- Roadway Intersection Widening projects for Industrial Traffic along FM 699 - \$22,747
- Tyson Sidewalk Installation - \$19,787
- Downtown Enhancement Project Design and Engineering - \$50,235

Long-Term Debt. The EDC currently has \$-0- in outstanding debt.

Economic Factors and Next Year's Budgets and Rates

- The unemployment rate as of August 2013 for Shelby County, according to Texas Workforce Commission statistics is 6.9%. The corresponding unemployment rates for August 2013 according to the Texas Workforce Commission is 6.3% for the State of Texas and 7.7% for the Deep East Texas Region.
- The ¼% sales tax receipts remitted to the 4(A) Economic Development Corporation for the current fiscal year totaled \$377,696. This amount is a decrease of \$48,472 (-11.4%) from the previous year. This reduction indicates a significant slowing of the rapid growth of the prior two years primarily resulting from decreases in retail outlets and taxable sales related to oil and gas industry activities.
- Economic trends in the area are contrary to state and national indices and trends due to reduced operations and activities of the local oil and gas industry and the continued impacts of that decline on local retail and hospitality businesses.

All of these factors were considered in preparing the EDC's budget for the 2014 fiscal year.

Requests for Information

This financial report is designed to provide a general overview of the City of Center EDC for all those with an interest in the EDC's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of Center Economic Development Corporation, P. O. Box 1744, 617 Tenaha Street, Center, Texas, 75935-1744.

CITY OF CENTER
 ECONOMIC DEVELOPMENT CORPORATION
 GOVERNMENTAL FUND BALANCE SHEET/
 STATEMENT OF NET POSITION
 September 30, 2013

	GENERAL FUND	ADJUSTMENTS	STATEMENT OF NET POSITION
ASSETS			
Cash	\$ (37 471)	\$ -	\$ (37 471)
Investments	675 761	-	675 761
Due from State	30 612	-	30 612
Note receivable - City	336 927	-	336 927
Accrued interest receivable	7 433	-	7 433
TOTAL ASSETS	\$ 1 013 262	-	1 013 262
FUND BALANCE/NET POSITION			
Fund Balance:			
Unreserved	\$ 1 013 262	(1 013 262)	-
TOTAL FUND BALANCE	1 013 262	(1 013 262)	-
TOTAL LIABILITIES AND FUND BALANCE	\$ 1 013 262		
NET POSITION			
Unrestricted		1 013 262	1 013 262
TOTAL NET POSITION		\$ 1 013 262	\$ 1 013 262

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

CITY OF CENTER
 ECONOMIC DEVELOPMENT CORPORATION
 STATEMENT OF GOVERNMENTAL FUND REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE / STATEMENT OF ACTIVITIES
 For the Year Ended September 30, 2013

	GENERAL FUND	ADJUSTMENTS	STATEMENT OF ACTIVITIES
Revenues:			
Sales tax	\$ 377 696	\$ -	\$ 377 696
Interest income	2 549	-	2 549
TIF loan interest	10 108	-	10 108
TOTAL REVENUES	390 353	-	390 353
Expenditures:			
Administration	42 500	-	42 500
Contractual	7 851	-	7 851
Supplies	100	-	100
Sundry	15 799	-	15 799
Incentives	87 647	-	87 647
Capital projects	95 873	(95 873)	-
TOTAL EXPENDITURES	249 770	(95 873)	153 897
NET INCOME	140 583	95 873	236 456
Other Financing Sources (Uses):			
Transfer to City	-	(1 106 678)	(1 106 678)
TOTAL OTHER SOURCES (USES)	-	(1 106 678)	(1 106 678)
CHANGE IN NET POSITION	140 583	(1 106 678)	(870 222)
Fund Balance/Net Position:			
Beginning of year	872 679	1 106 678	1 883 484
END OF YEAR	\$ 1 013 262	\$ -	\$ 1 013 262

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

CITY OF CENTER
ECONOMIC DEVELOPMENT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2013

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the City of Center Economic Development Corporation "the Corporation" conform to accounting principles generally accepted in the United States of America as applicable to governmental units.

A. Reporting Entity

The Corporation was organized in 1995 and is a component unit of the City of Center. The Corporation is a 4A nonprofit industrial development corporation specifically governed by the Development Corporation Act. The purpose of the Corporation is to promote, assist, and enhance economic development.

B. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The Corporation uses only governmental funds to report their operations and are engaged in a single program. For this reason, the Corporation has combined their fund financial statements and their government-wide financial statements by providing a columnar (line-by-line) reconciliation on the face of the financial statements.

Government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are 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, revenues are considered 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 are recorded only when payment is due.

The following governmental fund is reported:

The *general fund* is the primary operating fund. It accounts for all financial resources.

NOTE 2 - DEPOSITS AND INVESTMENTS

The Corporation is authorized to invest in securities that are listed in Texas House Bill 2459, *Public Funds Investment Act of 1995*.

The Corporation's deposits were fully insured or collateralized as required at September 30, 2013. At year end, the carrying amount of deposits in the Corporation's operating account was \$(37,471) and the respective bank balance totaled \$22,298.

All investments held at September 30, 2013 are insured or registered, or held by the Corporation or its agent in the Corporation's name (Category 1).

CITY OF CENTER
 ECONOMIC DEVELOPMENT CORPORATION
 NOTES TO THE FINANCIAL STATEMENTS - CONTINUED
 September 30, 2013

NOTE 2 - DEPOSITS AND INVESTMENTS - CONTINUED

The Corporation's investments as of September 30 are:

	CARRYING AMOUNT	MARKET VALUE	WEIGHTED AVERAGE MATURITIES (DAYS)
Local Government			
Investment Cooperative	\$ 134 230	\$ 134 230	58
Certificates of Deposit	541 531	541 531	233
TOTAL INVESTMENT	\$ 675 761	\$ 675 761	

Although Local Government Investment Cooperative had a weighted average maturity of 58 days, the Corporation considers the holdings in these funds to have a one day weighted average maturity. This is due to the fact that the share position can usually be redeemed each day at the discretion of the shareholder, unless there has been a significant change in value.

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value. The Corporation concentrates its investments on short-term investments in order to limit market risk caused by changes in interest rates. The maximum allowed maturity of an investment by the Corporation is three years.

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits. The Corporation's depository fully collateralizes the Corporation's deposits as outlined above.

NOTE 3 - DUE FROM STATE

Due from State is the amount due the Corporation for September 2013 sales tax remitted by the State in October 2013.

NOTE 4 - ADMINISTRATION

The Corporation made payments to City of Center in the amount of \$42,500 for administration.

NOTE 5 - DUE FROM CITY

During 2011, the Corporation loaned the City up to \$450,000 to be repaid over 10 years at 3% interest. As of September 30, 2013, the City has \$336,927 outstanding.

NOTE 6 - SUBSEQUENT EVENTS

Management has evaluated subsequent events through April 14, 2014, the date the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF CENTER
 ECONOMIC DEVELOPMENT CORPORATION
 BUDGETARY COMPARISON SCHEDULE
 GENERAL FUND
 For the Year Ended September 30, 2013

	<u>ORIGINAL AND FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
Revenues:			
Economic development sales tax	\$ 443 750	\$ 377 696	\$ (66 054)
Interest income	12 000	2 549	(9 451)
TIF loan interest	27 520	10 108	(17 412)
TOTAL REVENUES	<u>483 270</u>	<u>390 353</u>	<u>(92 937)</u>
Expenditures:			
Administration	42 500	42 500	-
Contractual	13 550	7 851	5 699
Supplies	250	100	150
Sundry	4 750	15 799	(11 049)
Incentives	19 500	87 647	(68 147)
Capital projects	372 000	95 873	276 127
TOTAL EXPENDITURES	<u>452 550</u>	<u>249 770</u>	<u>202 780</u>
CHANGE IN NET POSITION	30 720	140 583	109 863
Fund balance beginning of year	<u>872 679</u>	<u>872 679</u>	<u>-</u>
FUND BALANCE END OF YEAR	<u>\$ 903 399</u>	<u>\$ 1 013 262</u>	<u>\$ 109 863</u>

See independent auditors' report.