

**KENNEDALE ECONOMIC  
DEVELOPMENT CORPORATION**

**ANNUAL FINANCIAL REPORT**

**SEPTEMBER 30, 2017**

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**KENNEDALE ECONOMIC DEVELOPMENT CORPORATION**

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**SEPTEMBER 30, 2017**

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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, 2017, 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, 2017, 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  
March 15, 2018

## 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, 2017. 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 \$4,397,812.
- The Kennedale Economic Development Corporation's net position decreased by \$63,060. The decrease was due to decreases in miscellaneous revenue from a delay in a land sale. This was offset by the decreases in overall expenses.
- As of the close of the current fiscal year, the Kennedale Economic Development Corporation's governmental fund reported an ending fund balance of \$312,385, an increase of \$88,865 in comparison with the prior year. The increase is primarily related to the decrease in sales tax revenue and rental income offset by insurance proceeds for roof repairs and decreased expenditures.
- At the end of the current fiscal year, the restricted fund balance for the General Fund was \$142,368, and total fund balance was \$312,385.

### 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 \$4,397,812 at the close of the most recent fiscal year.

### KENNEDALE ECONOMIC DEVELOPMENT CORPORATION'S NET POSITION

	Governmental Activities	
	2017	2016
General Revenues:		
Sales tax	\$ 363,679	\$ 410,880
Rental	82,071	100,606
Miscellaneous	246,733	59,999
Investment earnings	<u>789</u>	<u>333</u>
Total general revenues	<u>693,272</u>	<u>571,818</u>
Expenses:		
Economic development:		
Administration	683,343	533,335
Interest and other	<u>72,989</u>	<u>228,549</u>
Total expenses	<u>756,332</u>	<u>761,884</u>
Changes in net position	( 63,060)	( 190,066)
Net position, beginning	4,460,872	5,061,055
Prior period adjustment	<u>-</u>	<u>( 410,117)</u>
Net position, ending	<u>\$ 4,397,812</u>	<u>\$ 4,460,872</u>

The Corporation's net position decreased by \$63,060 during the current fiscal year. The decrease was due to decreases in sales tax revenue and rental income. This was offset by the decreases in overall expenses.

### KENNEDALE ECONOMIC DEVELOPMENT CORPORATION'S CHANGES IN NET POSITION

	Governmental Activities	
	2017	2016
General Revenues:		
Sales tax	\$ 363,679	\$ 410,880
Rental	82,071	100,606
Miscellaneous	246,733	59,999
Investment earnings	<u>789</u>	<u>333</u>
Total general revenues	<u>693,272</u>	<u>571,818</u>
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Net position, ending	<u>\$ 4,397,812</u>	<u>\$ 4,460,872</u>

**General Fund.** The Corporation's general revenues increased by \$121,454 or 21% from last year. The increase was a result of insurance proceeds in the amount of \$170,017. Miscellaneous revenue increased by \$186,734 or 311% to \$246,733.

**General Fund budgetary highlights.** The actual expenditures for the year were \$604,407, which was \$199,474 under budget.

For fiscal year 2017, the actual revenues were \$523,255, as compared to the budgeted amount of \$933,227. Contributing to the variance was lower than anticipated rental revenue (\$359,080 less than the budget).

With the receipt of insurance proceeds in the amount of \$170,017 and expenditures below appropriations, the fund balance in the General Fund increased by \$88,865, which was \$40,481 lower than the final budgeted increase.

## **CAPITAL ASSET AND DEBT ADMINISTRATION**

**Capital assets.** The investment in capital assets for its governmental as of September 30, 2017, amounts to \$4,108,105 (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 14.

**Long-term debt.** At year-end, the KEDC had revenue bonds, and a loan in the amount of \$790,000 and \$425,017, respectively.

Additional information on the long-term debt can be found in the notes to the financial statements on pages 14 and 16.

## **DISCUSSION OF CURRENTLY KNOWN FACTS, DECISIONS OR CONDITIONS IN FISCAL YEAR 2017**

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, 2017

	General	Adjustments	Statement of Net Position
<b>ASSETS</b>			
Cash and investments	\$ 270,350	\$ -	\$ 270,350
Sales taxes receivable	72,775	-	72,775
Accounts receivable	1,691	-	1,691
Deposits held for tenants	10,000	-	10,000
Capital assets:			
Land	-	1,107,147	1,107,147
Buildings and improvements	-	5,967,485	5,967,485
Less: accumulated depreciation	-	( 1,751,510)	( 1,751,510)
Total capital assets	-	5,323,122	5,323,122
Total assets	354,816	5,323,122	5,677,938
<b>LIABILITIES</b>			
Accounts payable	3,532	-	3,532
Accrued interest	-	22,678	22,678
Unearned revenue	20,000	-	20,000
Customer deposits	18,899	-	18,899
Noncurrent liabilities:			
Due within one year	-	99,176	99,176
Due in more than one year	-	1,115,841	1,115,841
Total liabilities	42,431	1,237,695	1,280,126
<b>FUND BALANCE/NET POSITION</b>			
Fund balance:			
Restricted for economic development	142,368	( 142,368)	-
Unassigned	170,017	( 170,017)	-
Total fund balance	312,385	( 312,385)	-
Total liabilities and fund balance	\$ 354,816		
Net position:			
Net investment in capital assets		4,108,105	4,108,105
Restricted for economic development		119,690	119,690
Unrestricted		170,017	170,017
Total net position		\$ 4,397,812	\$ 4,397,812

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, 2017

	General	Adjustments	Statement of Activities
Expenditures/expenses:			
Current:			
Economic development	\$ 434,976	\$ 248,367	\$ 683,343
Debt service:			
Principal	94,863	( 94,863)	-
Interest and other	74,568	( 1,579)	72,989
Total expenditures/expenses	604,407	151,925	756,332
General revenues:			
Sales taxes	363,679	-	363,679
Rental	82,071	-	82,071
Miscellaneous	76,716	170,017	246,733
Investment earnings	789	-	789
Total general revenues	523,255	170,017	693,272
Excess of revenues over expenditures	( 81,152)	18,092	( 63,060)
Other financing sources:			
Insurance proceeds	170,017	( 170,017)	-
Total other financing sources	170,017	( 170,017)	-
Net change in fund balance	88,865	( 88,865)	-
Change in net position	-	( 63,060)	( 63,060)
Fund balance/net position:			
Beginning	223,520	4,237,352	4,460,872
Ending	\$ 312,385	\$ 4,085,427	\$ 4,397,812

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, 2017

### 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.

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 in government pools are recorded at amortized cost. All other investments are recorded at fair value. Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties.

## **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, 2017, 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, 2017, the carrying amounts of the Corporation’s investments were as follows:

Balances in public funds investment pools:	
State Treasurer's Investment Pool (TexPool)	\$ <u>280,350</u>
	\$ <u><u>280,350</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, 2017, was as follows:

**Primary Government**

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases / Reclassifications</u>	<u>Ending Balance</u>
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 1,085,147	\$ 22,000	\$ -	\$ 1,107,147
Total capital assets not being depreciated	<u>1,085,147</u>	<u>22,000</u>	<u>-</u>	<u>1,107,147</u>
Capital assets, being depreciated:				
Buildings	4,718,369	21,716	-	4,740,085
Improvements	1,017,693	-	-	1,017,693
Infrastructure	209,707	-	-	209,707
Total capital assets being depreciated	<u>5,945,769</u>	<u>21,716</u>	<u>-</u>	<u>5,967,485</u>
Less accumulated depreciation:				
Buildings	1,172,854	237,004	-	1,409,858
Improvements	278,685	50,885	-	329,570
Infrastructure	7,888	4,194	-	12,082
Total accumulated depreciation	<u>1,459,427</u>	<u>292,083</u>	<u>-</u>	<u>1,751,510</u>
Total capital assets, being depreciated, net	<u>4,486,342</u>	<u>( 270,367)</u>	<u>-</u>	<u>4,215,975</u>
Governmental activities capital assets, net	<u>\$ 5,571,489</u>	<u>\$ ( 248,367)</u>	<u>\$ -</u>	<u>\$ 5,323,122</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>
<b>Government activities</b>					
Revenue bonds	\$ 845,000	\$ -	\$ 55,000	\$ 790,000	\$ 60,000
Texas leverage fund loan	<u>464,880</u>	<u>-</u>	<u>39,863</u>	<u>425,017</u>	<u>39,176</u>
Governmental activities Long-term liabilities	<u>\$ 1,309,880</u>	<u>\$ -</u>	<u>\$ 94,863</u>	<u>\$ 1,215,017</u>	<u>\$ 99,176</u>

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

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2018	\$ 99,176	\$ 69,183
2019	102,038	63,569
2020	108,533	57,904
2021	115,081	51,838
2022	121,685	45,370
2023-2027	<u>668,504</u>	<u>115,985</u>
Totals	<u>\$ 1,215,017</u>	<u>\$ 403,849</u>

**F. Commitment**

The EDC has committed to pay the City of Kennedale debt service payments for the Certificates of Obligation, Series 2010 when the payments become due. The following commitment is anticipated to be funded with future sales tax revenue.

Year Ending September 30,	
2018	\$ 168,359
2019	165,607
2020	166,437
2021	166,919
2022	167,055
2023-2027	<u>784,489</u>
Totals	<u>\$ 1,618,866</u>

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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, 2017**

(With Comparative Actual Amounts for the Year Ended September 30, 2016)

	2017			Variance with Final Budget Positive (Negative)	2016
	Budgeted Amounts		Actual Amounts		Actual Amounts
	Original	Final			
<b>REVENUES</b>					
Sales tax	\$ 397,813	\$ 397,813	\$ 363,679	\$( 34,134)	\$ 410,880
Rental income	99,358	99,358	82,071	( 17,287)	100,606
Miscellaneous income	435,796	435,796	76,716	( 359,080)	59,999
Investment earnings	<u>260</u>	<u>260</u>	<u>789</u>	<u>529</u>	<u>333</u>
Total revenues	<u>933,227</u>	<u>933,227</u>	<u>523,255</u>	<u>( 409,972)</u>	<u>571,818</u>
<b>EXPENDITURES</b>					
Current:					
Economic development	635,281	635,281	434,976	200,305	399,312
Debt Service:					
Principal	94,200	94,200	94,863	( 663)	173,709
Interest and other	<u>74,400</u>	<u>74,400</u>	<u>74,568</u>	<u>( 168)</u>	<u>144,984</u>
Total expenditures	<u>803,881</u>	<u>803,881</u>	<u>604,407</u>	<u>199,474</u>	<u>718,005</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	129,346	129,346	( 81,152)	( 210,498)	( 146,187)
<b>OTHER FINANCING SOURCES</b>					
Insurance proceeds	<u>-</u>	<u>-</u>	<u>170,017</u>	<u>170,017</u>	<u>-</u>
Total other financing sources	<u>-</u>	<u>-</u>	<u>170,017</u>	<u>170,017</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	129,346	129,346	88,865	( 40,481)	( 90,345)
<b>FUND BALANCES, BEGINNING</b>	<u>223,520</u>	<u>223,520</u>	<u>223,520</u>	<u>-</u>	<u>313,865</u>
<b>FUND BALANCES, ENDING</b>	<u>\$ 352,866</u>	<u>\$ 352,866</u>	<u>\$ 312,385</u>	<u>\$( 40,481)</u>	<u>\$ 223,520</u>

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