

# **MISSION ECONOMIC DEVELOPMENT CORPORATION**

**FINANCIAL STATEMENTS AND  
INDEPENDENT AUDITOR'S REPORT**

*SEPTEMBER 30, 2014*

# *MEMBER BOARD OF DIRECTORS*

*YEAR ENDED SEPTEMBER 30, 2014*

President	S. David Deanda, Jr.
Vice President	Polo De Leon
Secretary	Jody Tittle
Treasurer	Linda Requénez
Director	Mayor Norberto Salinas
Director	Catherine Garcia
Director	Richard Hernandez

# MISSION ECONOMIC DEVELOPMENT CORPORATION

Year Ended September 30, 2014

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# MISSION ECONOMIC DEVELOPMENT CORPORATION

Year Ended September 30, 2014

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## INDEPENDENT AUDITOR'S REPORT

Chairman and Members of the Board  
Mission Economic Development Corporation  
Mission, Texas

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund, of Mission Economic Development Corporation, a component unit of the City of Mission, Texas, as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the Mission Economic Development Corporation 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.

### ***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 and the standards applicable to financial audits contained in *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 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 each major fund of Mission Economic Development Corporation, a component unit of the City of Mission, Texas as of September 30, 2014, 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.

### ***Emphasis of Matter***

As described in Note 1C to the financial statements, Mission Economic Development Corporation implemented the requirements of Governmental Accounting Standards Board (“GASB”) Statement No. 65, *Items Previously Reported as Assets and Liabilities*. As a result of the implementation of Statement No. 65, MEDC reported a change in accounting principle (See Note 14) to report the effect of no longer deferring and amortizing bond issue costs. Our opinions are not modified with respect to this matter.

### ***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 as listed in the table of contents 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.

#### ***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Corporation’s basic financial statements. The other supplementary information section as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The other supplementary information section as listed in the table of contents, has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated January 15, 2015, on our consideration of the Mission Economic Development Corporation's internal control over financial reporting and on our tests of its 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* in considering Mission Economic Development Corporation's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Long Chilton, LLP". The signature is written in a cursive, flowing style.

LONG CHILTON, LLP  
Certified Public Accountants

McAllen, Texas  
January 15, 2015





# Mission Economic Development Corporation

## Management's Discussion and Analysis

### September 30, 2014

As management of the Mission Economic Development Corporation (MEDC), we offer readers of the Mission Economic Development Corporation financial statements this narrative overview and analysis of the financial activities of the Mission Economic Development Corporation for the fiscal year ended September 30, 2014. We encourage readers to consider the information presented here in conjunction with the financial statements and disclosures following this section.

#### Financial Highlights

- The liabilities of MEDC exceeded assets at the close of the most recent fiscal year by \$296,815 (net position).
- The net position deficit is due to the fact that MEDC does not hold any capital assets such as infrastructure and improvements in its' name, but rather provides funding for City of Mission projects.

#### Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to MEDC's basic financial statements. MEDC'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 MEDC's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all MEDC'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 MEDC is improving or deteriorating.

The statement of activities presents information showing how the government's net position is reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows.

Both of the government-wide financial statements present governmental activities of the Corporation that are principally supported by sales taxes and operating grants and contributions.

The government-wide financial statements can be found on pages 15-16 of this report.

**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. MEDC, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of MEDC are governmental.

**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 on *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 decisions. 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*.

MEDC maintains two individual governmental funds. 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 and the debt service fund.

MEDC adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 17-20 of this report.

**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 begin on page 21 of this report.

**Other information.** A budgetary comparison schedule is included as Required Supplementary Information (RSI) for the General Fund on page 39. Budgetary comparison schedule for the Debt Service Fund is provided as other supplementary information on page 45.

## Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of MEDC, liabilities exceeded assets by \$296,815 at the close of the fiscal year. Compared to the prior year, the net position deficit decreased by \$923,711 or 76 percent.

### Mission Economic Development Corporation

Net Position  
September 30, 2014

	Governmental Activities	
	2014	2013
Current and other assets	\$ 4,599,504	\$ 4,603,517
Capital Assets	14,111	13,082
Total assets	<u>4,613,615</u>	<u>4,616,599</u>
Long-term liabilities	3,766,535	4,775,920
Other liabilities	1,143,896	1,061,205
Total liabilities	<u>4,910,431</u>	<u>5,837,125</u>
Net Position:		
Net investment in capital assets	14,111	13,082
Restricted	223,617	218,736
Unrestricted (deficit)	(534,534)	(1,452,344)
Total net position	<u>\$ (296,815)</u>	<u>\$ (1,220,526)</u>

At the end of the current fiscal year, MEDC is unable to report a positive balance in unrestricted net position. The net position deficit is due to the fact that MEDC, with the exception of furniture and equipment, does not hold any capital assets in its name; therefore, any long-term debt issued is to provide funding for City of Mission infrastructure projects. Restricted net position is restricted for the purpose of debt service and net investment in capital assets.

The following table presents detail on revenues and expenses for the governmental activities that affected net position.

**Mission Economic Development Corporation**  
**Changes in Net Position**  
**September 30, 2014**

	Governmental Activities	
	2014	2013
Revenues:		
Program Revenues:		
Operating grants and contributions	\$ 91,244	\$ 121,466
General revenues:		
Other taxes	3,832,232	3,639,308
Interest	19,617	9,140
Miscellaneous	5,117	4,150
Total revenues	3,948,210	3,774,064
Expenses:		
Economic development	2,764,332	1,915,522
Interest on long-term debt	206,584	243,744
Total expenses	2,970,916	2,159,266
Changes in net position	977,294	1,614,798
Net position 10/01/13	(1,220,526)	(2,835,324)
Prior period adjustment	(53,583)	-
Adjusted net position 10/01/13	(1,274,109)	(2,835,324)
Net position 09/30/14	\$ (296,815)	\$ (1,220,526)

**Governmental activities.** Governmental activities for the fiscal year increased MEDC's net position by \$977,294, decreasing the deficit net position from prior year.

Total revenues reflect an increase of 4.6% compared to last year. Operating grants and contributions reflect a 25% decrease compared to prior year, while sales tax increased only by 5.3%.

Expenses reflected an increase of 38% compared to prior year. The increase is attributed to more projects and incentives in fiscal year 2014.

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

As noted earlier, MEDC uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental funds.** The focus of MEDC governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful

in assessing MEDC financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, MEDC's governmental funds reported combined ending fund balances of \$4,488,215 a decrease of \$1,636 in comparison with the prior year. \$1,869,355 constitutes unassigned fund balance for all governmental funds, which is available for spending at MEDC discretion. In accordance with GASB No. 54, \$216,271 of total fund balance is considered nonspendable for prepaid and redevelopment assets; \$246,837, is restricted for debt service; and \$2,155,752 is committed for various economic development projects.

The General Fund is the chief operating fund of MEDC. At the end of the current fiscal year, unassigned fund balance was \$1,869,355 and total fund balance of the general fund was \$4,241,378. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance was 32% lower than expenditures and total fund balance exceeded expenditures by 53%.

During the current fiscal year, the MEDC general fund balance decreased by \$1,721 or .04%. The key components and factors in the increase are as follows:

- Operating expenditures increased by \$857,102. The increase was attributed to more funding of projects and incentives in FY 2014.
- Transfers-out to Debt service increased by \$284,125 or 32% compared to prior year. The increase fulfills the full debt requirement needed in the debt service for the fiscal year.

The Debt Service Fund has a total fund balance of \$246,837, all of which is reserved for the payment of debt service. Sufficient funds were available in the Debt Service Fund to meet principal and interest due for FY 2014.

## **General Fund Budgetary Highlights**

During the year, the MEDC Board amended the budget several times. The MEDC budget is amended when a new economic development project is undertaken by the Board. MEDC must follow state guidelines when amending the annual budget for economic development projects. All budget amendments must be approved by both the MEDC Board and City Council. The budget was amended by \$1,560,000 during the year.

The original revenue budget was not amended in FY 2014.

- Actual revenues exceed final budget by \$218,765. The majority of the increase is attributed to sales tax and interest earned on investments.

There were several changes in the original to final budget on the expenditures.

- The Development had the most significant increase from original to final budget due to several projects undertaken including the Royal Technology Project of \$1,300,000. MEDC is committing \$300,000 per year for the next four years and 1 year for \$100,000 to the company. Additional projects were added such as Commerce Drive for \$300,000 and Shary Road & FM 495 / Bryan Road & Bus. 83 for \$200,000. The City of Mission Projects increased from \$635,000 to \$1,000,000 for FY 2014. Other smaller Projects were undertaken during the Fiscal Year. MEDC currently has \$2,507,621 in committed projects.

## Capital Asset and Debt Administration

**Long-term debt.** At the end of the current fiscal year, MEDC had total long-term debt outstanding of \$4,775,920.

### Mission Economic Development Corporation Outstanding Sales Tax Revenue Bonds September 30, 2014

	Governmental Activities		
	2014	2013	2012
Sales Tax Refunding Bonds Series 2010	\$ 3,390,000	\$ 3,705,000	\$ 4,005,000
2009 FNB Loan	1,385,920	2,044,025	2,676,860
Total	<u>\$ 4,775,920</u>	<u>\$ 5,749,025</u>	<u>\$ 6,681,860</u>

As of September 30, 2014, MEDC had no authorized but unissued bonds. Additional information on MEDC's long-term debt can be found on pages 31-32 of this report.

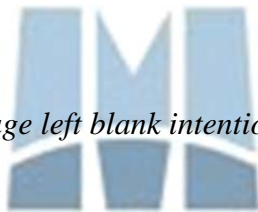
## **Economic Factors and Next Year's Budget**

Sales tax is the major revenue source for MEDC and changes in the economy for the City of Mission will have an impact on MEDC's financial situation. Another major economic factor that can affect MEDC's financial situation is the unemployment rate.

- According to the Texas Labor Market Review, the unemployment rate for the City of Mission as of November 30, 2014 was 6.5 percent, which represents a slight decrease compared to 8 percent from prior year. The state and national average unemployment rates are at 4.6 percent and 5.5 percent respectively.
- The 2015 General Fund operating budget was prepared using \$3,788,117 as the estimated restricted fund balance at September 30, 2014. The actual fund balance for the general fund was \$4,230,780; nevertheless, a \$2,179,095 fund balance is projected at September 30, 2015.

## **Requests for Information**

This financial report is designed to provide a general overview of MEDC'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 Office of the Finance Director, 1201 East 8<sup>th</sup> Street, City of Mission, Texas, 78572.



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*BASIC FINANCIAL  
STATEMENTS*



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**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**STATEMENT OF NET POSITION**  
September 30, 2014

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 1,244,848
Investments	2,198,580
Due from primary government	2,616
Prepaid	1,716
Redevelopment assets	214,555
Receivables, net	690,352
Restricted Assets	246,837
Capital Assets:	
Capital assets, net of accumulated depreciation	14,111
Total Assets	<u>4,613,615</u>
<b>LIABILITIES</b>	
Accounts payable	99,871
Accrued interest payable from restricted assets	23,221
Accrued wages payable	11,419
Noncurrent liabilities	
Due within one year	1,009,385
Due in more than one year	3,766,535
Total Liabilities	<u>4,910,431</u>
<b>NET POSITION</b>	
Net investment in Capital Assets	14,111
Restricted for:	
Debt Service	223,617
Unrestricted	<u>(534,543)</u>
Total Net Position	<u>\$ (296,815)</u>

The accompanying notes are an integral part of this statement.

**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**STATEMENT OF ACTIVITIES**  
For the Year Ended September 30, 2014

	<u>Expenses</u>	<u>Program Revenues</u> <u>Operating</u> <u>Grants and</u> <u>Contributions</u>	<u>Net (Expenses)</u> <u>Revenue and</u> <u>Changes in</u> <u>Net Position</u>  <u>Governmental</u> <u>Activities</u>
Functions/Programs			
COMPONENT UNIT:			
Governmental activities:			
Economic development	\$ 2,764,332	\$ 90,799	\$ (2,673,533)
Interest and fiscal charges on long-term debt	<u>206,584</u>	<u>445</u>	<u>(206,139)</u>
Total Governmental Activities	<u>2,970,916</u>	<u>91,244</u>	<u>(2,879,672)</u>
 Total Component Unit	 <u>\$ 2,970,916</u>	 <u>\$ 91,244</u>	 <u>(2,879,672)</u>
General Revenues:			
Sales taxes			3,832,232
Interest earned			19,617
Miscellaneous			<u>5,117</u>
Total General Revenues			<u>3,856,966</u>
Change in Net Position			977,294
Net position - 10/01/13			(1,220,526)
Prior period adjustment			<u>(53,583)</u>
Adjusted Net Position 10/01/13 RESTATED			<u>(1,274,109)</u>
Net position - 09/30/14			<u>\$ (296,815)</u>

The accompanying notes are an integral part of this statement.

**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**BALANCE SHEET-GOVERNMENTAL FUNDS**  
September 30, 2014

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>			
Cash and cash equivalents	\$ 1,244,848	\$ 246,834	\$ 1,491,682
Investments	2,198,580	-	2,198,580
Prepaid	1,716	-	1,716
Redevelopment assets	214,555	-	214,555
Receivables:			
Sales Tax	630,592	-	630,592
Accounts-other	57,825	-	57,825
Due from primary government	2,616	-	2,616
Accrued interest receivable	1,935	4	1,939
Total Assets	\$ 4,352,667	\$ 246,838	\$ 4,599,505
<b>LIABILITIES</b>			
Accounts payable	\$ 99,871	\$ -	\$ 99,871
Accrued wages payable	11,419	-	11,419
Total Liabilities	111,290	-	111,290
<b>FUND BALANCES</b>			
Nonspendable	216,271	-	216,271
Restricted for debt	-	246,837	246,837
Committed	2,155,752	-	2,155,752
Unassigned	1,869,355	-	1,869,355
Total Fund Balances	4,241,378	246,837	4,488,215
Total Liabilities and Fund Balances	\$ 4,352,668	\$ 246,837	\$ 4,599,505

The accompanying notes are an integral part of this statement.

**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
September 30, 2014

Total fund balances - governmental funds balance sheet	\$	4,488,215
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not reported in the funds.		14,111
Payables for bond principal which are not due in the current period are not reported in funds.		(4,775,920)
Payables for bond interest which are not due in the current period are not reported in funds.		(23,221)
Net position of governmental activities - statement of net position	<u>\$</u>	<u>(296,815)</u>

The accompanying notes are an integral part of this statement.

**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
For the Year Ended September 30, 2014

	General Fund	Debt Service Fund	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>
Revenues:			
Taxes	\$ 3,832,232	\$ -	\$ 3,832,232
Interest	19,617	445	20,062
Miscellaneous	95,916	-	95,916
Total Revenues	<u>3,947,765</u>	<u>445</u>	<u>3,948,210</u>
Expenditures:			
Current:			
General Government:			
Economic development	2,765,361	-	2,765,361
Debt service:			
Principal	-	973,105	973,105
Interest and fiscal charges	-	211,379	211,379
Total expenditures	<u>2,765,361</u>	<u>1,184,484</u>	<u>3,949,845</u>
Excess (Deficiency) of Revenue over Expenditures	<u>1,182,404</u>	<u>(1,184,039)</u>	<u>(1,635)</u>
Other Financing Sources (Uses):			
Operating transfers	<u>(1,184,125)</u>	<u>1,184,125</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(1,184,125)</u>	<u>1,184,125</u>	<u>-</u>
Net change in fund balances	<u>(1,721)</u>	<u>86</u>	<u>(1,635)</u>
Fund Balances at Beginning of Year	<u>4,243,099</u>	<u>246,752</u>	<u>4,489,851</u>
Fund Balances at End of Year	<u>\$ 4,241,378</u>	<u>\$ 246,838</u>	<u>\$ 4,488,216</u>

The accompanying notes are an integral part of this statement.

**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**RECONCILIATION OF THE STATEMENT OF REVENUES,**  
**EXPENDITURES, AND CHANGES IN FUND BALANCES OF**  
**GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
For the Year Ended September 30, 2014

Net change in fund balances - total governmental funds	\$ (1,635)
Amounts reported for governmental activities in the statement of activities ("SOA") are different because:	
Capital assets used in governmental activities are not reported in the funds.	4,189
The depreciation of capital assets used in governmental activities is not reported in the funds.	(3,160)
Repayment of bond principal is an expenditure in the funds but is not an expense in the SOA.	973,105
(Increase) decrease in accrued interest payable from beginning of period to end of period	<u>4,795</u>
Change in net position of governmental activities - statement of activities	<u><u>\$ 977,294</u></u>

The accompanying notes are an integral part of this statement.



MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Mission Economic Development Corporation (MEDC), have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

The accounting policies of the MEDC as reflected in the accompanying financial statements conform to generally accepted accounting principles for local governmental units as prescribed by the Governmental Accounting Standards Board (GASB).

*A. Reporting Entity*

The Mission Economic Development Corporation (MEDC) was organized on behalf of the City of Mission, Texas for the specific public purpose of the promotion and development of commercial, industrial and manufacturing enterprises to promote and encourage employment and the public welfare. Funding for MEDC comes from an additional ½ of 1% sales tax approved by the voters of the City of Mission. MEDC is a discretely presented component unit of the City and is operated and governed by a seven member board of directors six of whom are appointed by the City Council, the seventh member is the mayor of the City of Mission, Texas. The City Council also appoints an alternate board member to serve in instances when the mayor is unable to serve. Any director may be removed from office by the City Council for cause or at will. In addition, the City approves the programs and expenditures of MEDC and must approve amendments to MEDC's bylaws and Articles of Incorporation. Therefore, these accompanying financial statements are not intended to present fairly the financial position, results of operations and cash flows, where appropriate, for the City of Mission, Texas. These financial statements are included in the comprehensive annual financial report for the City of Mission, Texas as a discretely presented component unit.

On September 12, 1994 the Mission Economic Development Corporation (MEDC) was issued a Certificate of Incorporation by the State of Texas as a nonprofit corporation under the Development Corporation Act of 1979 Vernon's Ann Civ. St. Art. 5190.6 as amended.

The authority to enact the sales and use tax for economic development is Vernon's Ann. Civ.St.Art. 5190.6 4B of the Development Corporation Act of 1979, including subsequent amendments. Under Section 4B, cities may use the funds raised by this sales tax for purposes related to economic development. These purposes include:

- Purchasing land, building and equipment
- Facilities including public safety facilities
- Targeted infrastructure and improvements for the creation or retention of primary jobs and that the corporation's board deems suitable for manufacturing and industrial facilities, research and development facilities, transportation facilities, sewage or solid waste disposal facilities
- Funding other projects found in the Act that are in the best interest of the City. (Refer to Vernon's An. Civ.St.Art. 5160.6(10), 4B (1).)

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** *(Continued)*

*B. Government-wide and fund financial statements*

The government-wide financial statements (i.e. the statement of net position and the statement of changes in net position) report information on all of the nonfiduciary activities of the reporting entity. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities generally are supported by taxes, intergovernmental revenues, and other non-exchange transactions.

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. Major individual governmental funds are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as non-major funds.

MEDC reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the MEDC. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund - Debt Service Funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs.

*C. Measurement focus and basis of accounting*

The 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. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

During the year, MEDC implemented GASB 65 *Items Previously Reported As Assets and Liabilities*. The effect of implementing this Statement required a restatement of Net Position – Beginning at the government-wide level financial statements in the Statement of Activities. See related Note 14 for further details on this change.

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** *(Continued)*

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, MEDC 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 claims and judgments, are recorded only when payment is due.

Sales taxes collected and held by the intermediary collecting governments at year end on behalf of the MEDC also are recognized as revenue.

*D. Cash and Investments*

Cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. Investments consist of money market investments and certificates of deposit.

Money market investments which are short-term, highly liquid debt instruments including commercial paper, bankers acceptance and U.S. Treasury and agency obligations are reported at amortized cost. All other investments are reported at fair value except for certificates of deposit which are stated at cost.

The Mission Economic Development Corporation can legally invest in adequately secured investments in accordance with the Public Funds Investment Act. In general, MEDC's investment policy allows the MEDC to invest in certificates of deposit, repurchase agreements, obligations of the U. S. Government and its Agencies or instrumentalities and State obligations.

*E. Interfund Activity*

Interfund activity results from loans, services provided, reimbursements or transfers between funds. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided are treated as revenues and expenditures or expenses. Reimbursements occur when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers In and Transfers Out are netted and presented as a single "Transfers" line on the government-wide statement of activities. Similarly, interfund receivables and payables are netted and presented as a single "Internal Balances" line of the government-wide statement of net position.

*F. Restricted Assets*

Certain proceeds of long-term debt, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because their use is limited by applicable debt covenants. The "interest and sinking fund" account is used to segregate resources accumulated for debt service payments over the next twelve months.

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (*Continued*)

*G. Redevelopment Assets*

Governments usually acquire redevelopment property to attract private-sector investment in an economically depressed area. MEDC undertakes and funds various capital projects which will benefit the City. These capital projects, once completed, are conveyed to the City and become part of the City's capital assets. During the construction phase, these assets are considered redevelopment assets of MEDC.

*H. Long-Term Obligations*

In government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities net of any related premiums or discounts. Bond premiums and discounts are amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. Premiums received and discounts incurred on debt issuances are reported as other financing sources and uses. Issuance costs, whether or not withheld from debt proceeds, are reported as debt service expenditures.

*I. Outflows and Inflows*

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflow of resources*, represents a consumption of net position that applies to a future period(s) and will *not* be recognized as an outflow of resources (expense/expenditure) until then. The government only has one item that qualifies for reporting in this category. It is deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of the refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunding debt.

In addition to liabilities the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows or resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of amounting that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenue from property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

*J. Fund Balance Reporting*

GASB 54 provides for two major types of fund balances, which are nonspendable and spendable.

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** *(Continued)*

Nonspendable fund balances are balances that cannot be spent because they are not expected to be converted to cash or they are legally or contractually required to remain intact. Examples of this classification are prepaid items, inventories which include redevelopment assets, and long term portions of receivables. The Corporation has prepaid expenses that are considered nonspendable.

In addition to the nonspendable fund balance, GASB 54 has provided a hierarchy of spendable fund balances, based on a hierarchy of spending constraints.

- Restricted: fund balances that are constrained by external parties, constitutional provisions, or enabling legislation.
- Committed: fund balances that contain self-imposed constraints of the government from its highest level of decision making authority. The responsibility to commit funds rests with the Board of Directors in consultation with the City of Mission City Council. Committed amounts cannot be used for any other purpose unless the governing board removes those constraints by taking the same type of formal action. The MEDC Board has the authority to commit fund balance by board action. The decision is then taken to the City of Mission City Council for final approval. The same action is taken to remove the commitment.
- Assigned: fund balances that contain self-imposed constraints of the government to be used for a particular purpose. The responsibility to assign funds rests with the Board of Directors in consultation with the City of Mission City Council, or their designee, such as the City Manager. Board of Directors in consultation with the City of Mission City Council retains the right to change or remove the assignment with majority vote.
- Unassigned: fund balance of the general fund that is not constrained for any particular purpose.

*K. Order of Expenditure of Funds*

- When expenditure is incurred for a purpose for which both restricted and unrestricted fund balance is available, the Corporation considers restricted funds to have been spent first. When 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.

*L. Prepaid Items*

In the governmental fund types, payments made for services that benefit periods beyond the current year are recorded as prepaid in the current year.

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

*M. Capital Assets*

Capital Assets are reported in the government-wide Statement of Net Position. Capital assets are recorded at historical cost and depreciated over their estimated useful lives unless they are inexhaustible, such as land. Depreciation is not recorded on items classified as construction in progress. Depreciation expense is recorded in the government-wide Statement of Activities. Depreciation is recorded using the straight-line method over the estimated useful lives of the capital assets.

Depreciation has been provided over the estimated useful lives using the straight-line method. The estimated useful lives are as follows:

<u>Assets</u>	<u>Useful Lives</u>
Buildings and improvements	30 years
Furniture and equipment	5-15 years
Vehicles	3-20 years

**NOTE 2 - DEPOSITS AND INVESTMENTS**

*Deposits* - At September 30, 2014, the carrying value and bank balance of the Mission Economic Development Corporation's deposits was \$1,491,432. Deposits include demand accounts, money market and certificate of deposits. All deposits were fully insured or collateralized.

*Investments* - During the year, MEDC's investments consisted of obligations of the U.S. Government or its Agencies and instrumentalities and public funds investment pools.

MEDC is required by Government Code Chapter 2256, The Public Funds Investment Act (the "Act"), 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 allowed 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.

TexPool is a public funds investment pool created by the Texas Treasury Safekeeping Trust Company (Trust Company) to provide a safe environment for the placement of local government funds in authorization short-term, fully-collateralized investments, including direct obligations of, or obligations guaranteed by, the United States or State of Texas or their agencies, federally insured certificates of deposit issued by Texas banks or saving and loans and fully collateralized direct repurchase agreements secured by United States Government agency securities and placed through a primary government securities dealer. The Trust Company was incorporated by the State Treasurer by authority of the Texas Legislature as a special purpose trust company with direct

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 2 - DEPOSITS AND INVESTMENTS (Continued)**

access to the services of the Federal Reserve Bank to manage, disburse, transfer, safekeep, and invest public funds and securities more efficiently and economically.

The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. TexPool operates in a manner consistent with the Security and Exchange Commission’s Rule 2a7 of the Investment Company Act of 1940. TexPool uses amortized cost rather than market value to report net position to compute share prices. The fair value of the position in TexPool is the same as the value of TexPool shares. Accordingly, MEDC’s investments in TexPool are stated at cost, which approximates fair value. TexPool is currently rated AAA by Standard and Poor’s. This rating indicates excellent safety and a superior capacity to maintain principal value and limit exposure to loss.

The Act requires an annual audit of investment practices. Audit procedures in this area conducted as part of the audit of the basic financial statements disclosed that in the areas of investment practices, management reports, and establishment of appropriate policies; MEDC reports its information to the City of Mission Council. Additionally, investment practices of MEDC were in accordance with local policies. The MEDC’s management believes that it complied with the requirements of the PFIA and the its adopted investment policies.

Interest Rate Risk –

The risk that changes in interest rates of debt investments will adversely affect the fair value of an investment.

MEDC’s investment policy limits average maturities of all investments to one year or less. The maximum final stated maturity of any investment shall not exceed five years. Portfolio diversification is employed as a way to control the risk. MEDC’s investment portfolio is required to have sufficient liquidity to meet anticipated cash flow requirements.

The following is the Interest Rate Risk using Specific Identification, as of September 30, 2014:

Investment Type	Amortized Cost	Maturity Period		
		3 Months or Less	4-12 Months	Over One Year
Texpool	\$ 198,239	\$ 198,239	\$ -	\$ -
Federal Natl Mtg Assn Medium Term NTS	502,603	-	-	502,603
Federal Home Ln Mtg Corp Medium Term NTS	798,348			798,348
Federal Farm CR Bks Cons Systemwide BDS	199,390	-	-	199,390
	<u>\$ 1,698,580</u>	<u>\$ 198,239</u>	<u>\$ -</u>	<u>\$ 1,500,341</u>

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 2 - DEPOSITS AND INVESTMENTS (Continued)**

Credit Risk –

Credit risk is the risk that counterparty will not fulfill its obligations.

MEDC’s investment policy authorizes the following investment pools:

Public funds investment pools in Texas (“Pools”) are established under the authority of the Inter-local Cooperation Act, Chapter 79 of the Texas Government Code, and are subject to the provision of the Public Funds Investment Act (the “Act”). Chapter 2258 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.

Statutes authorize MEDC to invest in obligations of the U.S. Treasury or the State of Texas, certain U.S. agencies, certificates of deposit, certain municipal securities, repurchase agreements, and other investments specifically allowed by the Public Funds Investment Act of 1995 (Chapter 2256, Texas Government Code).

As of September 30, 2014, the following was the composition of MEDC’s credit rating by investment:

Credit Quality Distribution of Securities  
With Credit Exposure as a Percentage of Total Investments

Investment Type	Rating	Exposure
Texpool	AAA	11%
Federal Natl Mtg Assn Medium Term Nts	AAA	30%
Federal Home Ln Mtg Corp Medium Term NTS	AAA	47%
Federal Farm CR Bks Cons System BDS	AAA	12%

Concentrations of Credit Risk –

Risk is controlled through portfolio diversification, which shall be achieved limiting investments to those instruments allowed by the Act, avoiding over-concentration of assets in a specific maturity sector, limitation of average maturity of operating funds investments to one year, and avoidance of over-concentration of assets in specific instruments other than U.S. Treasury Securities and Insured or Collateralized Certificates of Deposits and risk of liquidity due to technical complications shall be controlled by the selection of securities dealers.



MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 2 - DEPOSITS AND INVESTMENTS (Continued)**

As of September 30, 2014, the following was the composition MEDC's investment portfolio:

	<u>Investment Type</u>	<u>Rating</u>	<u>Exposure</u>
Texpool		AAA	11%
Federal Natl Mtg Assn Medium Term NTS		AAA	30%
Federal Home Ln Mtg Corp Medium Term NTS		AAA	47%
Federal Farm CR Bks Cons Systemwide BDS		AAA	<u>12%</u>
	Total		<u>100%</u>

Custodial Credit Risk –

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 or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g. Broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The Public funds Investment Act, the MEDC's investment policy, and Government Code Chapter 2257 "Collateral For Public Funds" contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments.

MEDC's investments are categorized as a level one custodial credit risk, meaning that its investments are insured or registered or securities held by MEDC or its' agent in MEDC's name. Therefore MEDC is not exposed to custodial credit risk.

A reconciliation of cash and investments as shown on the statement of net position for MEDC follows:

Petty Cash	\$ 250
Carrying amount deposit	1,491,432
Investments	<u>2,198,580</u>
Cash and Investments Statement of Net Position	<u>\$ 3,690,262</u>
Cash and cash equivalents	\$ 1,244,848
Investment-Certificate of Deposit Long Term	500,000
Investment	1,698,580
Restricted Assets	246,838
Less accrued interest	<u>(4)</u>
Cash and Investments Statement of Net Position	<u>\$ 3,690,262</u>

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 3 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS**

A. Interfund Transfers:

Transfer Out:	Transfers In	
	Debt Service	
	Fund	Total
General Fund	\$ 1,184,125	\$ 1,184,125
Total Transfer Out	\$ 1,184,125	\$ 1,184,125

Transfers out of the general fund to the debt service fund were sales tax collections to cover debt service requirements that came due within the fiscal year.

**NOTE 4 - RESTRICTED ASSETS**

Restricted assets held by Mission Economic Development Corporation at September 30, 2014 consist of the following:

	Cash and Cash Equivalents	Investments	Accrued Interest	Total
Debt Service Fund	\$ 246,833	\$ -	\$ 4	\$ 246,837

**NOTE 5 – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2014, was as follows:

	Balance at October 1, 2013	Increases	Decreases	Balance at September 30, 2014
Capital assets, being depreciated:				
Machinery and equipment	\$ 19,197	\$ 4,189	\$ -	\$ 23,386
Total capital assets, being depreciated	19,197	4,189	-	23,386
Less accumulated depreciation for:				
Machinery and equipment	(6,115)	(3,160)	-	(9,275)
Total accumulated depreciation	(6,115)	(3,160)	-	(9,275)
Total capital assets, being depreciated, net	\$ 13,082	\$ 1,029	\$ -	\$ 14,111

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 6 – REDEVELOPMENT ASSETS**

In accordance with its Strategic Plan, the Corporation has established the Mission Corridors Fund which allows MEDC to set aside \$1 million to be used specifically on the Shary Road and Anzalduas International Corridor (Bryan Road). In the current year, \$8,343 was expended for these projects. MEDC also funded other infrastructure projects including sanitary sewer and paving projects.

The amount expended in the current year was \$2,254 for the sanitary sewer project.

When these construction projects are completed, the redeveloped asset will be transferred to the City of Mission.

	October 1, 2013	Increases	Decreases	September 30, 2014
Redevelopment Assets	\$ 203,957	\$ 10,597	\$ -	\$ 214,555

**NOTE 7 - LONG-TERM DEBT PAYABLE**

MEDC has issued sales tax revenue bonds to finance various construction projects to enhance economic development in the Mission area. These bonds are to be repaid with sales tax revenue.

Sales tax revenue bond payable at September 30, 2014 for the MEDC is comprised of the following:

\$4,380,000 Sales Tax Revenue Refunding Bonds, Series 2010  
due in annual principal installments ranging from \$90,000 to  
\$325,000, from February 15, 2011 through 2024; Interest at 3.85%. \$ 3,390,000

The annual requirements to retire the sales tax revenue bond including interest are as follows:

Year Ending September 30,	Principal	Interest
2015	\$ 325,000	\$ 124,259
2016	335,000	111,554
2017	350,000	98,368
2018	365,000	84,603
2019	380,000	70,263
2020-2024	1,635,000	152,749
Total	\$ 3,390,000	\$ 641,795

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 7 - LONG-TERM DEBT PAYABLE (Continued)**

Sales tax revenue notes payable at September 30, 2014 for the MEDC is comprised of the following:

\$3,000,000-- 2009 Sales Tax Revenue Note due in semi-annual principal  
Installments ranging from \$109,259 to \$366,273 including  
Interest at 3.9%. Note matures August 15, 2016. Collateralized  
by first priority perfected security interest in sales tax  
revenues collected pursuant to Section 4B of the  
Development Corporation Act of 1979. \$ 1,385,920

The annual requirements to retire the sales tax revenue note payable including interest are as follows:

Year Ending September 30,	Principal	Interest
2015	\$ 684,385	48,161
2016	701,535	20,870
Total	<u>\$ 1,385,920</u>	<u>\$ 69,031</u>

The following is a summary of changes in long-term debt obligations for MEDC for the year ended September 30, 2014:

	September 30, 2012	Additional Obligations and Net Increases	Retirements and Net Decreases	September 30, 2013	Due within One Year
Sales Tax Refunding Bond	\$ 3,705,000	\$ -	\$ 315,000	\$ 3,390,000	\$ 684,385
Sales Tax Revenue Note	2,044,025	-	658,105	1,385,920	325,000
	<u>\$ 5,749,025</u>	<u>\$ -</u>	<u>\$ 973,105</u>	<u>\$ 4,775,920</u>	<u>\$ 1,009,385</u>

The above listed refunding bond issue is to be repaid from the 1/2 cent sales tax levied under the Section 4B referred to in Note 1(A).

**NOTE 8 – CONDUIT DEBT OBLIGATIONS**

Mission Economic Development Corporation ( the "Issuer") pursuant to Texas Civil Statutes Article 5190.6( the "Act"), and the Industrial Revenue Bond Program (the "Rules"), Title 10 Texas Administrative Code Chapter 180, promulgated by the Office of the Governor, Economic Development and Tourism Division (the "Division") has issued the following Industrial Development Bonds to finance various projects in the State of Texas:

	Balance at <u>September 30, 2014</u>
\$1,702,000 Industrial Development Revenue Bond (4 Over, Inc. Project) Series 2009A dated February 1, 2009	\$ 438,146

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 8 – CONDUIT DEBT OBLIGATIONS (Continued)**

\$1,341,250 Industrial Development Revenue Bond (4 Over, Inc. Project) Series 2009B dated August 1, 2012	328,153
\$56,200,000 Solid Waste Disposal Variable Rate Demand Revenue Bond (Allied Waste North America, Inc. Project) Series 2008A dated May 1, 2008	56,200,000
\$6,800,000 Industrial Development Revenue Bond (AmeriTex Pipe & Products LLC) Series 2013 dated August 30, 2013	5,615,419
\$40,200,000 Solid Waste Disposal Revenue Bonds (Dallas Clean Energy McCommas Bluff, LLC Project) Series 2011 dated March 1, 2011	35,295,000
\$24,000,000 Variable Rate Demand Solid Waste Disposal Revenue Bonds (IESI Texas Corporation Project) Series 2007 dated March 1, 2007	24,000,000
\$9,000,000 Taxable Power Purchase Agreement Revenue Bonds (Nelson Garden Energy, LLC) Series 2014 dated September 30, 2014	9,000,000
\$56,800,000 Solid Waste Disposal Revenue Bonds (Republic Service, Inc) Series 2012 A dated August 1, 2012	56,800,000
\$6,000,000 Variable Rate Demand Industrial Development Revenue Bonds (CMI Project) Series 2007 dated May 1, 2007	4,950,000
\$41,750,000 Solid Waste Disposal Revenue Bonds (Waste Management, Inc. Project) Series 2006 dated December 1, 2006	41,750,000
\$67,000,000 Solid Waste Disposal Revenue Bond (Waste Management Inc, Project), Series 2008 dated August 1, 2008	67,000,000
\$3,650,000 Western Emulsions, Series 2014 dated February 7, 2014	<u>3,373,123</u>
	<u>\$304,749,841</u>

All of the bonds listed above are payable solely from, and secured solely by a pledge of payments made under loan agreements between the borrowers and MEDC which are assigned under separate Trust Indentures with various banks. The payments required under the loan agreement are further guaranteed under either Guaranty Agreements or Irrevocable Letters of Credit issued in favor of the Trustee under the Trust Indenture.

Neither the State of Texas, Mission, Texas nor any political corporation, subdivision or agency of the State of Texas shall be obligated to pay the principal of, premium, if any, the interest on, or the purchase price of the bonds, and neither the faith and credit nor the taxing power of the State of Texas,

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 8 – CONDUIT DEBT OBLIGATIONS (Continued)**

Mission, Texas or any other political corporation, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, interest on, or the purchase price of the bonds.

In connection with the process which ultimately may lead to the issuance of conduit debt, MEDC charges an application fee of \$2,500 per application. During the year ended September 30, 2014, MEDC received \$7,500 of which \$3,750 was paid to the advisors.

In the current year, MEDC was paid issuance cost of \$21,900 for the issuing new conduit debt of which \$10,950 was paid to advisors for issuance costs.

After conduit debt has been issued, MEDC charges an annual fee based upon the original par value of the bonds, which ranges from 2 basis points to 5 basis points depending on the type of project and the rating of the bonds being issued. For the year ended September 30, 2014, MEDC received \$152,196 of which \$76,098 was paid to the advisor for local access fees.

In total, MEDC collected \$181,596 in fees related to conduit debt of which \$90,798 was paid to its advisors for application, issuance, advisor and local access fees.

**NOTE 9 – RISK MANAGEMENT**

MEDC is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which it obtains commercial insurance through the City of Mission, Texas, of which it is a component unit. There have been no significant reductions in insurance coverage from the previous year and there were no settlements in excess of the insurance coverage in any of the three prior fiscal years.

**NOTE 10 – OPERATING LEASE COMMITMENT**

MEDC leased office space under an operating lease. Total cost for such lease was \$ 16,479 for the year ended September 30, 2014. The future minimum lease payments for the lease is as follows:

<u>September 30,</u>	
2015	\$ 5,493
2016 and beyond	<u>-</u>
Total	<u>\$ 5,493</u>

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 11 – FUND BALANCE CLASSIFICATION**

The following table summarizes the fund balance classification at year-end:

	General Fund	Debt Service Fund	Total Governmental Funds
Fund balance:			
Nonspendable			
Prepaid	\$ 1,716	\$ -	\$ 1,716
Redevelopment Assets	214,555	-	214,555
Restricted			
Debt service	-	246,837	246,837
Committed	2,155,752	-	2,155,752
Unassigned	1,869,355	-	1,869,355
Total Fund Balances	<u>\$ 4,241,378</u>	<u>\$ 246,837</u>	<u>\$ 4,488,215</u>

**NOTE 12 – RELATED PARTY TRANSACTIONS**

The City’s economic development activities via City Council Resolution has delegated all economic development activities to MEDC.

City of Mission provides personnel services to carry out the daily operating activities of MEDC. MEDC reimburses the City of Mission for the services provided as well as accounting and overhead costs.

**NOTE 13 – COMMITMENTS**

The Corporation has published notices of intent and its Board of Directors has committed funds for the following projects:

	Committed	Expended to Date	Remaining Commitment
Incentives:			
Colimar International	\$ 110,000	\$ 69,694	\$ 40,306
Royal Technology	1,300,000	300,000	1,000,000
Other Infrastructure projects	380,000	89,410	290,590
Infrastructure projects ***	<u>1,000,000</u>	<u>175,144</u>	<u>824,856</u>
	<u>\$ 2,790,000</u>	<u>\$ 634,248</u>	<u>\$ 2,155,752</u>

\*\*\*\$1,000,000 is for Shary Road and Anzalduas International Corridor (Bryan Road) projects only.

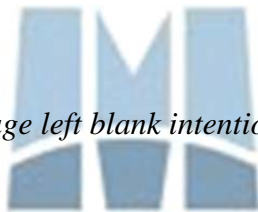
MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2014

**NOTE 14 – ADJUSTMENT TO BEGINNING NET POSITION**

Due to the implementation of GASB 65, as discussed in Note 1, most issuance costs for debt are no longer capitalized and amortized but rather expensed as incurred. At implementation, this statement requires the removal of deferred charges for issuance costs previously capitalized and reduces the beginning net position by \$53,583 for MEDC.



*REQUIRED  
SUPPLEMENTARY  
INFORMATION*



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**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**GENERAL FUND**  
**BUDGETARY COMPARISON SCHEDULE**  
For the Year Ended September 30, 2014

	Budgeted Amounts		Actual Budget Basis	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Taxes:				
Sales tax	\$ 3,650,000	\$ 3,650,000	\$ 3,832,232	\$ 182,232
Total Taxes	<u>3,650,000</u>	<u>3,650,000</u>	<u>3,832,232</u>	<u>182,232</u>
Interest:				
Interest earned on investments	3,000	3,000	19,127	16,127
Interest earned on demand deposit	<u>1,000</u>	<u>1,000</u>	<u>490</u>	<u>(510)</u>
Total Interest	<u>4,000</u>	<u>4,000</u>	<u>19,617</u>	<u>15,617</u>
Miscellaneous:				
Application Fees-Ind. Dev. Bonds	-	-	3,750	3,750
Annual Filing Fee-Ind. Dev. Bonds	75,000	75,000	87,049	12,049
Rent-MRA	-	-	4,841	4,841
Misc. Income	<u>-</u>	<u>-</u>	<u>276</u>	<u>276</u>
Total Miscellaneous	<u>75,000</u>	<u>75,000</u>	<u>95,916</u>	<u>20,916</u>
Total Revenues	<u>3,729,000</u>	<u>3,729,000</u>	<u>3,947,765</u>	<u>218,765</u>
Expenditures:				
Current:				
Economic Development:				
Administration:				
Personal Services	341,238	341,238	341,520	(282)
Employee Benefits	91,099	91,099	85,895	5,204
Professional and Technical Services	197,500	197,500	58,706	138,794
Purchased Property Services	31,000	31,000	30,704	296
Other Purchased Services	42,100	42,100	32,367	9,733
Supplies	6,500	6,500	3,489	3,011
Capital Outlays	5,000	5,000	4,189	811
Community Promotions	45,000	70,000	72,328	(2,328)
Miscellaneous	<u>117,000</u>	<u>92,000</u>	<u>12,771</u>	<u>79,229</u>
	<u>876,437</u>	<u>876,437</u>	<u>641,969</u>	<u>234,468</u>
Development:				
Professional and Technical Services	65,000	65,000	26,807	38,193
Purchased Property Services	-	-	141	(141)
Other Purchased Services	175,000	175,000	110,739	64,261
Supplies	10,000	10,000	6,981	3,019
Miscellaneous	82,000	82,000	61,100	20,900
Projects	2,007,621	2,507,621	1,341,169	1,166,452
Incentives	<u>850,205</u>	<u>1,910,205</u>	<u>587,053</u>	<u>1,323,152</u>
	<u>3,189,826</u>	<u>4,749,826</u>	<u>2,133,990</u>	<u>2,615,836</u>
Total Expenditures	<u>4,066,263</u>	<u>5,626,263</u>	<u>2,775,959</u>	<u>2,850,304</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(337,263)</u>	<u>(1,897,263)</u>	<u>1,171,806</u>	<u>3,069,069</u>
Other Financing Sources (Uses):				
Operating transfers out	<u>(1,184,125)</u>	<u>(1,184,125)</u>	<u>(1,184,125)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(1,184,125)</u>	<u>(1,184,125)</u>	<u>(1,184,125)</u>	<u>-</u>
Net Change in Fund Balance	<u>(1,521,388)</u>	<u>(3,081,388)</u>	<u>(12,319)</u>	<u>3,069,069</u>
Fund Balance at Beginning of Year	<u>4,243,099</u>	<u>4,243,099</u>	<u>4,243,099</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 2,721,711</u>	<u>\$ 1,161,711</u>	<u>\$ 4,230,780</u>	<u>\$ 3,069,069</u>

MISSION ECONOMIC DEVELOPMENT CORPORATION  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION  
September 30, 2014

The Board of Directors prepares a budget each year which is then submitted to the City Manager of the City of Mission, Texas. The budget of the MEDC is incorporated into the budget process for the City of Mission, Texas which is described below. The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. The City Manager submits a proposed operating budget for all funds, as mandated by the City Charter, to the City Council 60 to 90 days prior to the beginning of each fiscal year. The operating budget includes proposed expenditures and the means of financing them.
2. The City Council selects the time and place of a public hearing on the budget to obtain taxpayer comments.
3. The appropriated budget is adopted by a majority vote of the City Council, and signed into law by a budget ordinance.
4. The budget amounts used in this report are as amended by the City Council.
5. Budgetary appropriations lapse at the end of each fiscal year.
6. The total estimated expenditures of the General Fund and Debt Service Fund may not exceed the total estimated revenues plus cash on hand of each fund.
7. The current level of budgetary control is the department level within each fund.

The Board of Directors approves the MEDC budget through a resolution before it is presented to City Council for final approval. Any amendments to the budget must also be approved by the Board of Directors before the amendment goes to City Council for final approval.

Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation, is utilized in the governmental funds. Encumbrances outstanding at year end do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year. Significant outstanding encumbrances in the General Fund would be classified as assigned.

**MISSION ECONOMIC DEVELOPMENT CORPORATION**

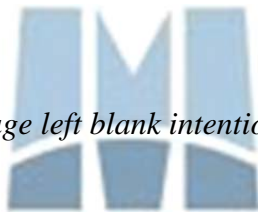
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

September 30, 2014

Budget to GAAP Reconciliation

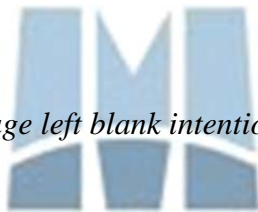
The following is an explanation of differences between budgetary basis and GAAP:

<u>Expenditures:</u>	<u>General Fund</u>
Actual expenditures (budgetary basis) from the budgetary comparison schedule (Exhibit B-1)	\$ 2,775,959
Amount budgeted as expense per budgeted basis, inventoried per GAAP basis	(10,598)
Total expenditures as reported on the statement of revenues expenditures, and changes in fund balances-governmental funds (Exhibit A-5)	<u>\$ 2,765,361</u>



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*OTHER  
SUPPLEMENTARY  
INFORMATION*

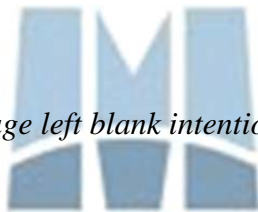


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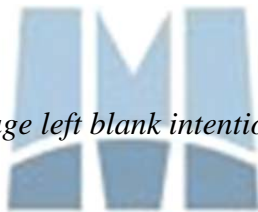
**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**DEBT SERVICE FUND**  
**BUDGETARY COMPARISON SCHEDULE**  
For the Year Ended September 30, 2014

	Budgeted Amounts		Actual Budget Basis	Variance with Final Budget Positive (Negative)
	Budget	Final		
Revenues:				
Taxes:				
Interest earned on investments	150	\$ 150	\$ 39	\$ (111)
Interest earned on demand deposit	500	500	406	\$ (94)
Total Revenues	<u>650</u>	<u>650</u>	<u>445</u>	<u>(205)</u>
Expenditures:				
Current:				
Debt Service:				
Principal retirement	973,106	973,106	973,105	1
Interest and fiscal agent charges	214,021	214,021	211,379	2,642
Total Debt Service	<u>1,187,127</u>	<u>1,187,127</u>	<u>1,184,484</u>	<u>2,643</u>
Total Expenditures	<u>1,187,127</u>	<u>1,187,127</u>	<u>1,184,484</u>	<u>2,643</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(1,186,477)</u>	<u>(1,186,477)</u>	<u>(1,184,039)</u>	<u>2,438</u>
Other Financing Sources (Uses):				
Operating transfers	<u>1,184,125</u>	<u>1,184,125</u>	<u>1,184,125</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>1,184,125</u>	<u>1,184,125</u>	<u>1,184,125</u>	<u>-</u>
Net Change in Fund Balance	<u>(2,352)</u>	<u>(2,352)</u>	<u>86</u>	<u>2,438</u>
Fund Balance at Beginning of Year	<u>246,752</u>	<u>246,752</u>	<u>246,752</u>	<u>-</u>
Fund Balance at End of Year	<u>\$ 244,400</u>	<u>\$ 244,400</u>	<u>\$ 246,838</u>	<u>\$ 2,438</u>



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# *COMPLIANCE*



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INDEPENDENT AUDITOR'S 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*

Chairman and Members of the Board  
Mission Economic Development Corporation  
Mission, Texas

We have audited, in accordance with the 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, the financial statements of the governmental activities, and each major fund of Mission Economic Development Corporation, a component unit of the City of Mission, Texas as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise Mission Economic Development Corporation's basic financial statements, and have issued our report thereon dated January 15, 2015.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Mission Economic Development Corporation's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Mission Economic Development Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of Mission Economic Development Corporation's internal control.

*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 entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control 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 material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Mission Economic Development Corporation's financial statements are free from 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 or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



LONG CHILTON, LLP  
Certified Public Accountants

McAllen, TX  
January 15, 2015