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Financial Statements and
Independent Auditor's Report: September 30, 2013

Mission Economic Development Corporation

City of Mission, Texas

MISSION ECONOMIC DEVELOPMENT CORPORATION

FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT

SEPTEMBER 30, 2013

MEMBER BOARD OF DIRECTORS

YEAR ENDED SEPTEMBER 30, 2013

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, 2013

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MISSION ECONOMIC DEVELOPMENT CORPORATION

Year Ended September 30, 2013

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LONG CHILTON, LLP

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INDEPENDENT AUDITOR'S REPORT

4100 N. 23rd
McAllen, Texas 78504
(956) 686-3701
Fax (956) 686-6830
www.longchilton.com

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

Report on 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, 2013, and the related notes to the financial statements, which collectively comprise the Mission Economic Development 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.

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 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, 2013, 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 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, 2014 on our consideration of the Mission Economic Development Corporation's internal control over financial reporting and on our test 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.



LONG CHILTON, LLP
Certified Public Accountants

McAllen, Texas
January 15, 2014

Mission Economic Development Corporation

Management's Discussion and Analysis

September 30, 2013

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, 2013. 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 \$1,220,526 (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 13-14 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 15-18 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 19 of this report.

Other information. A budgetary comparison schedule is included as Required Supplementary Information (RSI) for the General Fund on page 37. Budgetary comparison schedule for the Debt Service Fund is provided as other supplementary information on page 43.

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 \$1,220,526 at the close of the fiscal year. Compared to the prior year, the net position deficit decreased by \$1,614,798 or 57 percent.

Mission Economic Development Corporation

Net Position

September 30, 2013

	Governmental Activities	
	2013	2012
Current and other assets	\$ 4,603,517	\$ 3,948,188
Capital Assets	13,082	15,201
Total assets	4,616,599	3,963,389
Long-term liabilities	4,775,920	5,749,025
Other liabilities	1,061,205	1,049,689
Total liabilities	5,837,125	6,798,714
Net Position:		
Net investment in capital assets	13,082	15,201
Restricted	218,736	494,577
Unrestricted (deficit)	(1,452,344)	(3,345,102)
Total net position	\$ (1,220,526)	\$ (2,835,324)

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, 2013

	Governmental Activities	
	2013	2012
Revenues:		
Program Revenues:		
Operating grants and contributions	\$ 121,466.00	\$ 184,967.00
General revenues:		
Other taxes	3,639,308.00	3,619,078.00
Interest	9,140.00	7,325.00
Miscellaneous	4,150.00	4,407.00
Total revenues	<u>3,774,064.00</u>	<u>3,815,777.00</u>
Expenses:		
Economic development	1,915,522.00	2,917,970.00
Interest on long-term debt	243,744.00	267,370.00
Total expenses	<u>2,159,266.00</u>	<u>3,185,340.00</u>
Changes in net position	1,614,798.00	630,437.00
Net position-beginning	<u>(2,835,324.00)</u>	<u>(3,465,761.00)</u>
Net position-ending	<u>\$ (1,220,526.00)</u>	<u>\$ (2,835,324.00)</u>

Governmental activities. Governmental activities for the fiscal year increased MEDC's net position by \$1,614,798, decreasing the deficit net position from prior year.

Total revenues reflect a decrease of 1% compared to last year. Operating grants and contributions reflect a 34% decrease compared to prior year, while sales tax increase only by 0.005%.

Expenses reflected a decrease of 32% compared to prior year. The decrease is attributed to due to a one million dollar settlement with the Mission Economic Development Authority (MEDA) in fiscal year 2012.

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 \$4,489,851 an increase of \$684,628 in comparison with the prior year. \$2,384,850 constitutes unassigned fund balance for all governmental funds, which is available for spending at MEDC discretion. In accordance with GASB No. 54, \$205,728 of total fund balance is considered nonspendable for prepaid and redevelopment assets; \$246,752, is restricted for debt service; and \$1,652,521 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 \$2,384,850 and total fund balance of the general fund was \$4,243,099. 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 80% higher than expenditures and total fund balance exceeded expenditures by 122%.

During the current fiscal year, the MEDC general fund balance increased by \$965,067 or 29%. The key components and factors in the increase are as follows:

- Operating expenditures decreased by \$1,006,957. The decrease was attributed to a lawsuit settlement of \$1 million paid in FY 2012.
- Transfers-out to Debt service increased by \$234,802 or 35% 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 \$246,752, 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 2013.

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 \$185,667 during the year.

The original revenue budget was not amended in FY 2013.

- Actual revenues exceed final budget by \$144,326. The majority of the increase is attributed to sales tax and \$10,200 in closing fees received from AmeriTex for refunding the 2008 Series MEDC Industrial Revenue Bond with the 2013 MEDC Industrial Development Revenue Bonds. MEDC also received \$29,250 for the MEDC Taxable Power Purchase Agreement Revenue Bonds Series 2013 issued for Nelson Gardens Energy, LLC.

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 \$400,000 MEDC is committing \$80,000 per year for the next five years to the company. The Regional Project, which was approved in FY 2012 and carried over into FY 2013, was cancelled in FY 2013 by the Board. Other smaller Projects were undertaken during the Fiscal Year. MEDC currently has \$1,652,521 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 \$6,681,860.

Mission Economic Development Corporation Outstanding Sales Tax Revenue Bonds September 30, 2013

	Governmental Activities		
	2013	2012	2011
Sales Tax Refunding Bonds Series 2010	\$ 3,705,000	\$ 4,005,000	\$ 4,290,000
2009 FNB Loan	2,044,025	2,676,860	2,785,974
Total	<u>\$ 5,749,025</u>	<u>\$ 6,681,860</u>	<u>\$ 7,075,974</u>

As of September 30, 2013, MEDC had no authorized but unissued bonds. Additional information on MEDC's long-term debt can be found on pages 29-30 of this report.

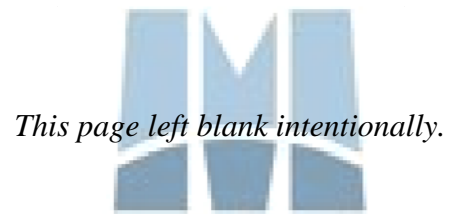
Economic Factors and Next Year's Budget

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.

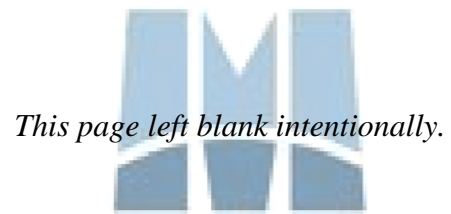
- According to the Texas Labor Market Review, the unemployment rate for the City of Mission as of November 30, 2013 was 8 percent, which represents a slight increase compared to 7.7 percent from prior year. The state and national average unemployment rates are at 5.8 percent and 6.6 percent respectively.
- The 2014 General Fund operating budget was prepared using \$3,871,350 as the estimated restricted fund balance at September 30, 2013. The actual fund balance for the general fund was \$4,243,099; nevertheless, a \$2,349,962 fund balance is projected at September 30, 2014.

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 8th Street, City of Mission, Texas, 78572.



BASIC FINANCIAL STATEMENTS



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MISSION ECONOMIC DEVELOPMENT CORPORATION
STATEMENT OF NET POSITION
September 30, 2013

	<u>Governmental Activities</u>
ASSETS	
Cash and cash equivalents	\$ 1,713,971
Investments	1,697,762
Restricted Assets	246,752
Receivables, net	683,388
Due from primary government	2,333
Prepaid	1,771
Redevelopment assets	203,957
Deferred charges	53,583
Capital assets, net of accumulated depreciation	
Machinery and equipment	13,082
Total Assets	<u>4,616,599</u>
LIABILITIES	
Accounts payable	52,615
Accrued interest payable from restricted assets	28,016
Accrued wages payable	7,469
Noncurrent liabilities	
Due within one year	973,105
Due in more than one year	4,775,920
Total Liabilities	<u>5,837,125</u>
NET POSITION	
Net investment in Capital Assets	13,082
Restricted for:	
Debt Service	218,736
Unrestricted	<u>(1,452,344)</u>
Total Net Position	<u><u>\$ (1,220,526)</u></u>

The accompanying notes are an integral part of this statement.

MISSION ECONOMIC DEVELOPMENT CORPORATION
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2013

		<u>Program Revenues</u>	<u>Net (Expenses) Revenue and Changes in Net Position</u>
	<u>Expenses</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Functions/Programs			
COMPONENT UNIT:			
Governmental activities:			
Economic development	\$ 1,915,522	\$ 120,728	\$ (1,794,794)
Interest and fiscal charges on long-term debt	243,744	738	(243,006)
Total Governmental Activities	<u>2,159,266</u>	<u>121,466</u>	<u>(2,037,800)</u>
Total Component Unit	<u>\$ 2,159,266</u>	<u>\$ 121,466</u>	<u>(2,037,800)</u>
General Revenues:			
Sales taxes			3,639,308
Interest earned			9,140
Miscellaneous			4,150
Total General Revenues			<u>3,652,598</u>
Change in Net Position			1,614,798
Net position - 10/01/12			(2,835,324)
Net position - 09/30/13			<u>\$ (1,220,526)</u>

The accompanying notes are an integral part of this statement.

MISSION ECONOMIC DEVELOPMENT CORPORATION
BALANCE SHEET-GOVERNMENTAL FUNDS
September 30, 2013

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash and cash equivalents	\$ 1,713,971	\$ 129,967	\$ 1,843,938
Investments	1,697,762	116,775	1,814,537
Receivables:			
Sales Tax	606,651	-	606,651
Accounts-other	73,283	-	73,283
Due from primary government	2,333	-	2,333
Accrued interest receivable	3,454	10	3,464
Prepaid	1,771	-	1,771
Redevelopment assets	203,957	-	203,957
Total Assets	<u>\$ 4,303,182</u>	<u>\$ 246,752</u>	<u>\$ 4,549,934</u>
LIABILITIES			
Accounts payable	\$ 52,615	\$ -	\$ 52,615
Accrued wages payable	7,469	-	7,469
Total Liabilities	<u>60,084</u>	<u>-</u>	<u>60,084</u>
FUND BALANCES			
Nonspendable	205,728	-	205,728
Restricted for debt	-	246,752	246,752
Committed	1,652,521	-	1,652,521
Unassigned	2,384,850	-	2,384,850
Total Fund Balances	<u>4,243,099</u>	<u>246,752</u>	<u>4,489,851</u>
Total Liabilities and Fund Balances	<u>\$ 4,303,183</u>	<u>\$ 246,752</u>	<u>\$ 4,549,935</u>

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, 2013

Total fund balances - governmental funds balance sheet	\$ 4,489,851
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.	13,082
Payables for bond principal which are not due in the current period are not reported in funds.	(5,749,025)
Payables for bond interest which are not due in the current period are not reported in funds.	(28,017)
Unamortized issuance cost unavailable for current-period expenditures and are deferred in the SNA.	53,583
Net position of governmental activities - statement of net position	\$ (1,220,526)

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, 2013

	General Fund	Debt Service Fund	Total Governmental Funds
Revenues:			
Taxes	\$ 3,639,308	\$ -	\$ 3,639,308
Interest	9,140	738	9,878
Miscellaneous	124,878	-	124,878
Total Revenues	<u>3,773,326</u>	<u>738</u>	<u>3,774,064</u>
Expenditures:			
Current:			
General Government:			
Economic development	1,908,259	-	1,908,259
Debt service:			
Principal	-	932,835	932,835
Interest and fiscal charges	-	248,342	248,342
Total expenditures	<u>1,908,259</u>	<u>1,181,177</u>	<u>3,089,436</u>
Excess (Deficiency) of Revenue over Expenditures	<u>1,865,067</u>	<u>(1,180,439)</u>	<u>684,628</u>
Other Financing Sources (Uses):			
Operating transfers	(900,000)	900,000	-
Total Other Financing Sources (Uses)	<u>(900,000)</u>	<u>900,000</u>	<u>-</u>
Net change in fund balances	<u>965,067</u>	<u>(280,439)</u>	<u>684,628</u>
Fund Balances at Beginning of Year	<u>3,278,030</u>	<u>527,191</u>	<u>3,805,222</u>
Fund Balances at End of Year	<u><u>\$ 4,243,098</u></u>	<u><u>\$ 246,752</u></u>	<u><u>\$ 4,489,851</u></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, 2013

Net change in fund balances - total governmental funds	\$ 684,628
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.	649
The depreciation of capital assets used in governmental activities is not reported in the funds.	(2,768)
Repayment of bond principal is an expenditure in the funds but is not an expense in the SOA.	932,835
Bond issuance costs and similar items are amortized in the SOA but not in the funds	(5,144)
(Increase) decrease in accrued interest payable from beginning of period to end of period	<u>4,598</u>
Change in net position of governmental activities - statement of activities	<u><u>\$ 1,614,798</u></u>

The accompanying notes are an integral part of this statement.

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

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

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- 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).)

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, the Corporation implemented the requirements of GASB Statement No. 62 and 63. However, the Corporation does not have any items that would qualify as deferred inflows or deferred outflows as defined in these statements.

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

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, this policy allows the City 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, 2013

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. Bond premiums and discounts, as well as issuance costs, are deferred charges and 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. Fund Balance Reporting

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

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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.

J. 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.

K. Prepaid Items

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

L. 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 estimate 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, 2013, the carrying value and bank balance of the Mission Economic Development Corporation's deposits was \$1,843,688. Deposits include demand accounts, money market and certificate of deposits. All deposits were fully insured or collateralized.

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 2 - DEPOSITS AND INVESTMENTS (*Continued*)

Investments - During the year, MEDC's investments consisted of obligations of the U.S. Government or its Agencies and instrumentalities. Investments are categorized to give an indication of the level of risk assumed by MEDC at September 30, 2013.

Investment Accounting Policy

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.

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 Act determines the types of investments, which are allowable for MEDC. These include, certain restriction, (1) obligations of the U.S. Treasury, certain U.S. agencies, the State of Texas, (2) certificate 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 City of Mission's investment policy, which is followed by MEDC, authorizes all the State allowable investments.

Investment Policy

The primary objective of MEDC's investment activity is the preservation of capital in the overall portfolio. Each investment transaction shall be conducted in a manner to avoid capital losses, whether they are from security defaults or erosion of market value.

MEDC's policy authorizes the following investment instruments:

1. Obligations of the United States of America, its agencies and instrumentalities, which have a liquid market with a readily determinable market value.
2. Direct obligations of the State of Texas and agencies thereof.
3. Other obligations, the principal of and interest on which are unconditionally guaranteed by the State of Texas or United States of America.

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 2 - DEPOSITS AND INVESTMENTS (Continued)

4. Obligations of the States, agencies thereof, Counties, Cities, and other political subdivisions of any state having been rated as investment quality by a nationally recognized investment rating firm, and having received a rating of not less than "A" or its equivalent.
5. Certificates of Deposit of state and national banks domiciled in Texas, guaranteed or insured by the Federal Deposit Insurance or its successor or secured by obligations described in 1 through 4 above, which are intended to include all direct agency or instrumentality issued mortgage backed securities rated AAA by nationally recognized rating agency, or by Article 2529b-1, V.T.C.S., and that have a market value of not less than the principal amount of the certificates.
6. Fully collateralized direct repurchase agreements with a defined termination date secured by obligations of the United States or its agencies and instrumentalities pledged with a third party, selected by the Finance Director, other than an agency for the pledgor. Repurchase agreements must be purchased through a primary government securities dealer, as defined by the Federal Reserve, or a bank domiciled in Texas. A master repurchase agreement must be signed by the bank/dealer prior to investment in a repurchase agreement.
7. Joint pools of political subdivisions in the State of Texas which invest in instruments and follow practices allowed by current law. A pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

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, 2013:

Investment Type	Amortized Cost	Maturity Period		
		3 Months or Less	4-12 Months	Over One Year
Texpool	\$ 198,082	\$ 198,082	\$ -	\$ -
Texpool	116,775	116,775	-	-
Federal Natl Mtg Assn Medium Term NTS	502,603	-	-	502,603
Federal Home Ln Mtg Corp Medium Term NTS	496,987	-	-	496,987
	<u>\$ 1,314,447</u>	<u>\$ 314,857</u>	<u>\$ -</u>	<u>\$ 999,590</u>

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 2 - DEPOSITS AND INVESTMENTS (Continued)

Public Funds Investment Pools

MEDC's investment policy authorizes the following pools:

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 and paced 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 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.

Credit Risk –

MEDC's investment policies and types of investments are governed by the Public Funds Investments Act (PFIA).

As of September 30, 2013, the following was the composition of MEDC's credit rating by investment:

With Credit Exposure as a Percentage of Total Investments

Investment Type	Rating	Exposure
Texpool	AAA	17%
Federal Natl Mtg Assn Medium Term Nts	AAA	42%
Federal Home Ln Mtg Corp Medium Term NTS	AAA	41%

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 2 - DEPOSITS AND INVESTMENTS (Continued)

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

Petty Cash	\$ 250
Carrying amount deposit	1,843,688
Investments	1,814,527
Cash and Investments Statement of Net Position	<u>\$ 3,658,465</u>
Cash and cash equivalents	\$ 1,713,971
Investment-Certificate of Deposit Long Term	500,000
Investment	1,197,762
Restricted Assets	246,742
Less accrued interest	(10)
Cash and Investments Statement of Net Position	<u>\$ 3,658,465</u>

Concentrations of Credit Risk –

Portfolio diversification is critically important to the City to help mitigate the risk of loss. The following are employed terms of investment instruments, maturity scheduling and financial institutions to reduce risk of loss resulting from over concentration of assets in a specific class of investments, specific maturity, or specific issuer, as a way to control risk.

As of September 30, 2013, the following was the composition MEDC's investment portfolio:

<u>Investment Type</u>	<u>Rating</u>	<u>Exposure</u>
Federal Natl Mtg Assn Medium Term NTS	AAA	42%
Federal Home Ln Mtg Corp Medium Term NTS	AAA	41%
Texpool	AAA	17%
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.

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 3 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

A. Interfund Transfers:

Transfer Out:	Transfers In	
	Debt Service Fund	Total
General Fund	\$ 900,000	\$ 900,000
Total Transfer Out	\$ 900,000	\$ 900,000

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, 2013 consist of the following:

	Cash and Cash Equivalents	Investments	Accrued Interest	Total
Debt Service Fund	\$ 129,967	\$ 116,775	\$ 10	\$ 246,752

NOTE 5 – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2013, was as follows:

	Balance at October 1, 2012	Increases	Decreases	Balance at September 30, 2013
Capital assets, being depreciated:				
Machinery and equipment	\$ 18,548	\$ 649	\$ -	\$ 19,197
Total capital assets, being depreciated	18,548	649	-	19,197
Less accumulated depreciation for:				
Machinery and equipment	(3,347)	(2,768)	-	(6,115)
Total accumulated depreciation	(3,347)	(2,768)	-	(6,115)
Total capital assets, being depreciated, net	\$ 15,201	\$ (2,119)	\$ -	\$ 13,082

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, \$53,000 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 \$27,633 for the sanitary sewer project.

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 6 – REDEVELOPMENT ASSETS (Continued)

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

	Balance At October 1, 2012	Increases	Decreases	Balance at September 30, 2013
Redevelopment Assets	\$ 123,324	\$ 80,633	\$ -	\$ 203,957

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, 2013 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%. \$ 3,705,000

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

Year Ending September 30,	Principal	Interest
2014	\$ 315,000	136,579
2015	325,000	124,259
2016	335,000	111,554
2017	350,000	98,368
2018	365,000	84,603
2019-2023	1,690,000	216,755
2024	325,000	6,256
Total	<u>\$ 3,705,000</u>	<u>\$ 778,374</u>

Sales tax revenue notes payable at September 30, 2013 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. \$ 2,044,025

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 7 - LONG-TERM DEBT PAYABLE (Continued)

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

Year Ending September 30,	Principal	Interest
2014	\$ 658,105	\$ 74,441
2015	684,385	48,161
2016	701,535	20,870
Total	<u>\$ 2,044,025</u>	<u>\$ 143,472</u>

The following is a summary of changes in long-term debt obligations for MEDC for the year ended September 30, 2013:

	September 30, 2012	Additional Obligations and Net Increases	Retirements and Net Decreases	September 30, 2013	Due within One Year
Sales Tax Refunding Bond	\$ 4,005,000	\$ -	\$ 300,000	\$ 3,705,000	\$ 658,105
Sales Tax Revenue Note	2,676,860	-	632,835	2,044,025	315,000
	<u>\$ 6,681,860</u>	<u>\$ -</u>	<u>\$ 932,835</u>	<u>\$ 5,749,025</u>	<u>\$ 973,105</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).

At September 30, 2013, the Corporation has deferred charges of \$53,583 representing bond issuance costs which are being amortized over the life of the related bond.

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, 2013</u>
\$1,341,250 Industrial Development Revenue Bond (4 Over, Inc. Project) Series 2009A dated February 1, 2009	\$ 531,911
\$1,702,000 Industrial Development Revenue Bond (4 Over, Inc. Project) Series 2009B dated August 1, 2012	701,356

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 8 – CONDUIT DEBT OBLIGATIONS *(Continued)*

	Balance at <u>September 30, 2013</u>
\$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	6,502,981
\$40,200,000 Solid Waste Disposal Revenue Bonds (Dallas Clean Energy McCommas Bluff, LLC Project) Series 2011 dated March 1, 2011	37,600,000
\$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 2013 dated September 30, 2013	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	5,120,000
\$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	<u>67,000,000</u>
	<u>\$ 305,206,248</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

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE 8 – CONDUIT DEBT OBLIGATIONS *(Continued)*

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, 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, 2013, MEDC received \$7,500 of which \$3,750 was paid to the advisors.

In the current year, MEDC was paid issuance cost of \$74,400 for the refinancing and for issuing new conduit debt of which \$37,200 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, 2013, MEDC received \$159,556 of which \$79,778 was paid to the advisor for local access fees.

In total, MEDC collected \$241,456 in fees related to conduit debt of which \$120,728 was paid to its advisors for application, issuance, advisor and local access fees.

NOTE 9 – OPERATING LEASE COMMITMENT

MEDC leased office equipment under an operating lease. Total costs for such lease was \$4,655 for the year ended September 30, 2013. The future minimum lease payments for the lease is as follows:

<u>September 30,</u>	
2014	\$ 4,655
2015 and beyond	<u>-</u>
Total	<u><u>\$ 4,655</u></u>

NOTE10 – 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.

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

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	\$ 1,771	\$ -	\$ 1,771
Redevelopment Assets	203,957	-	203,957
Restricted			
Debt service	-	246,752	246,752
Committed	1,652,521	-	1,652,521
Unassigned	<u>2,384,850</u>	<u>-</u>	<u>2,384,850</u>
Total Fund Balances	<u>\$ 4,243,099</u>	<u>\$ 246,752</u>	<u>\$ 4,489,851</u>

NOTE 12 – RELATED PARTY TRANSACTIONS

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

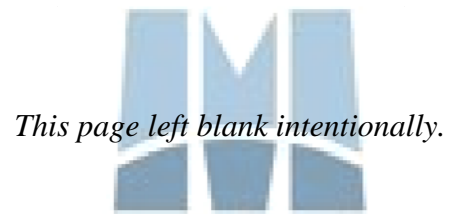
City of Mission provides personnel services to carry out the daily operating activities of MEDC. MEDC reimburses the City of Mission for the services provided as well as accounting and overhead costs.

NOTE 13 – COMMITMENTS

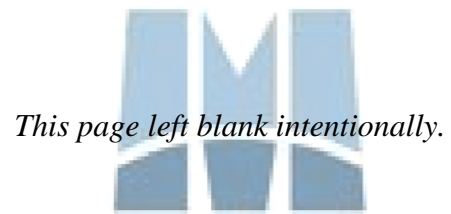
The Corporation has published notices of intent and its Board of Directors has committed funds for the following projects:

	Committed	Expended to Date	Remaining Commitment
Incentives:			
Small Business	\$ 719,205	\$ 42,727	\$ 676,478
Other Infrastructure projects	180,000	37,156	142,844
Infrastructure projects ***	<u>1,000,000</u>	<u>166,801</u>	<u>833,199</u>
	<u>\$ 1,899,205</u>	<u>\$ 246,684</u>	<u>\$ 1,652,521</u>

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



*REQUIRED
SUPPLEMENTARY
INFORMATION*



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

	Budgeted Amounts		Actual Budget Basis	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Taxes:				
Sales tax	\$ 3,550,000	\$ 3,550,000	\$ 3,639,308	\$ 89,308
Total Taxes	<u>3,550,000</u>	<u>3,550,000</u>	<u>3,639,308</u>	<u>89,308</u>
Interest:				
Interest earned on investments	2,500	2,500	8,631	6,131
Interest earned on demand deposit	1,500	1,500	509	(991)
Total Interest	<u>4,000</u>	<u>4,000</u>	<u>9,140</u>	<u>5,140</u>
Miscellaneous:				
Application Fees-Ind. Dev. Bonds	-	-	3,750	3,750
Annual Filing Fee-Ind. Dev. Bonds	75,000	75,000	116,978	41,978
Rent-MRA	-	-	4,150	4,150
Total Miscellaneous	<u>75,000</u>	<u>75,000</u>	<u>124,878</u>	<u>49,878</u>
 Total Revenues	 <u>3,629,000</u>	 <u>3,629,000</u>	 <u>3,773,326</u>	 <u>144,326</u>
Expenditures:				
Current:				
Economic Development:				
Administration:				
Personal Services	311,384	311,384	312,617	(1,233)
Employee Benefits	87,501	87,501	82,538	4,963
Professional and Technical Services	195,000	195,000	52,180	142,820
Purchased Property Services	31,000	31,000	30,449	551
Other Purchased Services	41,850	41,850	39,288	2,562
Supplies	6,500	6,500	1,892	4,608
Capital Outlays	5,000	5,000	649	4,351
Community Promotions	40,000	55,000	52,916	2,084
Miscellaneous	117,000	102,000	35,045	66,955
	<u>835,235</u>	<u>835,235</u>	<u>607,574</u>	<u>227,661</u>
Development:				
Professional and Technical Services	100,000	100,000	37,157	62,843
Purchased Property Services	9,000	9,000	8,456	544
Other Purchased Services	175,000	175,000	147,856	27,144
Supplies	10,000	10,000	4,688	5,312
Miscellaneous	77,000	77,000	70,800	6,200
Projects	1,782,402	1,782,402	825,633	956,769
Incentives	543,333	729,000	286,727	442,273
	<u>2,696,735</u>	<u>2,882,402</u>	<u>1,381,317</u>	<u>1,501,085</u>
 Total Expenditures	 <u>3,531,970</u>	 <u>3,717,637</u>	 <u>1,988,891</u>	 <u>1,728,746</u>

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

	Budgeted Amounts		Actual Budget Basis	Variance with Final Budget Positive (Negative)
	Original	Final		
Excess (Deficiency) of Revenues Over Expenditures	97,030	(88,637)	1,784,435	1,873,072
Other Financing Sources (Uses):				
Operating transfers out	(900,000)	(900,000)	(900,000)	-
Total Other Financing Sources (Uses)	(900,000)	(900,000)	(900,000)	-
Net Change in Fund Balance	(802,970)	(988,637)	884,435	1,873,072
Fund Balance at Beginning of Year	3,278,030	3,278,031	3,278,031	-
Fund Balance at End of Year	<u>\$ 2,475,061</u>	<u>\$ 2,289,394</u>	<u>\$ 4,162,466</u>	<u>\$ 1,873,072</u>

MISSION ECONOMIC DEVELOPMENT CORPORATION
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2013

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 committed.

MISSION ECONOMIC DEVELOPMENT CORPORATION

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

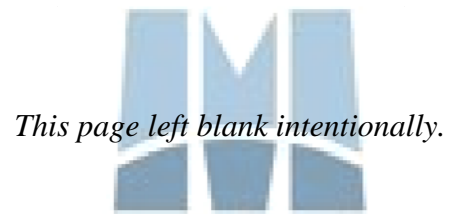
September 30, 2013

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)	\$ 1,988,891
Amount budgeted as expense per budgeted basis, inventoried per GAAP basis	(80,632)
Total expenditures as reported on the statement of revenues expenditures, and changes in fund balances-governmental funds (Exhibit A-5)	<u>\$ 1,908,259</u>

*OTHER
SUPPLEMENTARY
INFORMATION*



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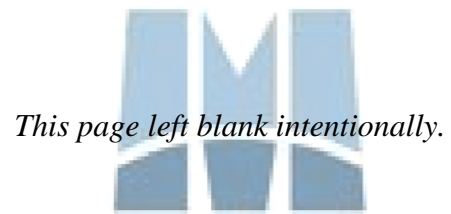
MISSION ECONOMIC DEVELOPMENT CORPORATION

DEBT SERVICE FUND

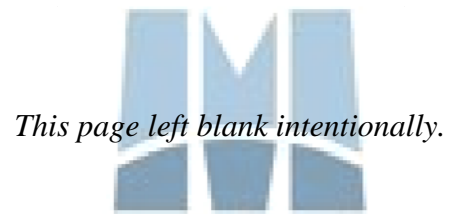
BUDGETARY COMPARISON SCHEDULE

For the Year Ended September 30, 2013

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues:			
Taxes:			
Interest earned on investments	\$ 200	\$ 111	\$ (89)
Interest earned on demand deposit	500	627	127
Total Revenues	<u>700</u>	<u>738</u>	<u>38</u>
Expenditures:			
Current:			
Debt Service:			
Principal retirement	932,835	932,835	-
Interest and fiscal agent charges	252,130	248,342	3,788
Total Debt Service	<u>1,184,965</u>	<u>1,181,177</u>	<u>3,788</u>
Total Expenditures	<u>1,184,965</u>	<u>1,181,177</u>	<u>3,788</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(1,184,265)</u>	<u>(1,180,439)</u>	<u>3,826</u>
Other Financing Sources (Uses):			
Operating transfers	<u>900,000</u>	<u>900,000</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>900,000</u>	<u>900,000</u>	<u>-</u>
Net Change in Fund Balance	<u>(284,265)</u>	<u>(280,439)</u>	<u>3,826</u>
Fund Balance at Beginning of Year	<u>527,191</u>	<u>527,191</u>	<u>-</u>
Fund Balance at End of Year	<u><u>\$ 242,926</u></u>	<u><u>\$ 246,752</u></u>	<u><u>\$ 3,826</u></u>



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, 2013, 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, 2013.

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 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.

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, TX
January 15, 2014