

*ANNUAL FINANCIAL REPORT*

of the

**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**

A COMPONENT UNIT OF  
THE CITY OF NASSAU BAY, TEXAS

For the Year Ended  
September 30, 2018

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**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**  
A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
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September 30, 2018

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## ***INTRODUCTORY SECTION***

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**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**  
A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*BOARD OF DIRECTORS*  
September 30, 2018

<i>President</i>	Mark Denman
<i>Vice President</i>	Jonathan Amdur
<i>Secretary</i>	Cindy Herrald-De Wease
<i>Treasurer</i>	Bryce Klug
<i>Director</i>	Tony Quezada
<i>Director</i>	Bill Quinn
<i>Director</i>	John Mahon

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***FINANCIAL SECTION***

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## ***INDEPENDENT AUDITORS' REPORT***

To the Board of Directors of the  
Nassau Bay Economic Development Corporation  
City of Nassau Bay, Texas:

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

We have audited the accompanying financial statements of the governmental activities and the major fund of the Nassau Bay Economic Development Corporation (the "Corporation"), a component unit of the City of Nassau Bay, Texas, as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

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

### **Auditors' Responsibility**

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' 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 Corporation'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 Corporation'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 financial position of the governmental activities and the major fund of the Corporation as of September 30, 2018, 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, identified as Required Supplementary Information on 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 introductory section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The introductory section 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 it.

*BELT HARRIS PECHACEK, LLLP*

Belt Harris Pechacek, LLLP  
*Certified Public Accountants*  
Houston, Texas  
March 1, 2019

***MANAGEMENT'S DISCUSSION  
AND ANALYSIS***

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**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**  
A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)*  
For the Year Ended September 30, 2018

*accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account even if cash has not yet changed hands.

The Statement of Net Position presents information on all of the Corporation's assets, liabilities, and deferred outflows/inflows of resources, with the difference 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 Corporation is improving or deteriorating.

The Statement of Activities presents information showing how the Corporation's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows using the accrual method rather than modified accrual that is used in the fund level statements.

The Statement of Net Position and the Statement of Activities present one class of activity for the Corporation:

1. *Governmental Activities* – The Corporation's basic services are reported here including economic development, which incorporates interest payments on the Corporation's debt. Sales tax finances most of these activities.

The government-wide financial statements can be found after the MD&A.

## **FUND FINANCIAL STATEMENTS**

Funds may be considered as operating companies of the parent corporation, which is the Corporation. They are usually segregated for specific activities or objectives. The Corporation uses fund accounting to ensure and demonstrate compliance with finance related legal reporting requirements. The one category of Corporation funds is 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 year. Such information may be useful in evaluating the Corporation'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 Corporation's near-term financing decisions.

The Corporation maintains one individual governmental fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, which is always considered to be a major fund for reporting purposes.

The Corporation adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for this fund to demonstrate compliance with this budget.

**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**  
A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)*  
For the Year Ended September 30, 2018

**Notes to Financial Statements**

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements. The notes are the last section of the basic financial statements.

**Other Information**

In addition to basic financial statements, MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). The RSI includes a budgetary comparison schedule for the general fund. RSI can be found after the notes to the basic financial statements.

**FINANCIAL ANALYSIS**

Over time, net position may serve as a useful indicator of the Corporation's financial position. For the Corporation, assets exceed liabilities by \$507,780 as of year end.

**Statement of Net Position:**

The following table reflects the condensed Statement of Net Position:

		<b>Governmental Activities</b>	
		<b>2018</b>	<b>2017</b>
Current and other assets		\$ 731,807	\$ 619,330
	<b>Total Assets</b>	<b>731,807</b>	<b>619,330</b>
Current Liabilities		224,027	1,372
	<b>Total Liabilities</b>	<b>224,027</b>	<b>1,372</b>
<b>Net Position:</b>			
Restricted		507,780	617,958
	<b>Total Net Position</b>	<b>\$ 507,780</b>	<b>\$ 617,958</b>

Total assets for the year increased by 18 percent compared to the prior year mainly due to the results of current year operations. The overall net position of the Corporation decreased by \$110,178 during fiscal year 2017-2018.

**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**  
A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)*  
For the Year Ended September 30, 2018

**Statement of Activities:**

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

	<b>Governmental Activities</b>	
	<b>2018</b>	<b>2017</b>
<b>Revenues</b>		
General revenues:		
Sales taxes	\$ 331,315	\$ 275,517
Investment income	9,156	3,326
<b>Total Revenues</b>	<b>340,471</b>	<b>278,843</b>
 <b>Expenses</b>		
Economic development	450,649	220,143
<b>Total Expenses</b>	<b>450,649</b>	<b>220,143</b>
 <b>Change in Net Position</b>	<b>(110,178)</b>	<b>58,700</b>
 Beginning net position	617,958	559,258
 <b>Ending Net Position</b>	<b>\$ 507,780</b>	<b>\$ 617,958</b>

Expenses related to economic development for the year increased by 105 percent in comparison to the prior year. This increase is due mainly to an increase in contributions to the City of Nassau Bay (the "City") related to public safety planning and construction costs for a new fire and Emergency Medical Services (EMS) station. Revenues increased by nine percent due to an increase in sales tax and investment revenue.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Corporation budgeted a decrease of \$367,550 in fund balance but actually realized a decrease of \$110,178. This is primarily due to less expenses related to the new fire and EMS station construction and development services than originally anticipated. Actual revenues exceeded budgeted revenues by \$53,571 and actual expenditures were less than budgeted expenditures by \$211,913, contributing to the overall net positive budget variance of \$265,484.

**CAPITAL ASSETS**

The Corporation has no capital assets. Capital assets are purchased through a contribution for joint capital projects with the City and are recorded and depreciated on the City's financial statements.

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGET**

The Corporation's principal source of revenue is a one-half of one percent sales tax on goods and services purchased in the City. The budgeted sales tax revenue for the 2018-2019 fiscal year is \$300,200.

**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**  
A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)*  
For the Year Ended September 30, 2018

**CONTACTING THE CORPORATION'S FINANCIAL MANAGEMENT**

This financial report is designed to provide a general overview of the Corporation's finances. Questions concerning this report or requests for additional financial information should be directed to Csilla Ludanyi, Finance Director, City of Nassau Bay, 1800 Space Park Drive, Suite 200, Nassau Bay, Texas, 77058.

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***BASIC FINANCIAL STATEMENTS***

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**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**  
A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*STATEMENT OF NET POSITION*  
September 30, 2018

	<u>Governmental Activities</u>
<b><u>Assets</u></b>	
Cash and cash equivalents	\$ 649,684
Receivables	62,123
Prepays	20,000
<b>Total Assets</b>	<u>731,807</u>
<b><u>Liabilities</u></b>	
Due to primary government	221,794
Accounts payable	2,233
<b>Total Liabilities</b>	<u>224,027</u>
<b><u>Net Position</u></b>	
Restricted	507,780
<b>Total Net Position</b>	<u><u>\$ 507,780</u></u>

See Notes to Financial Statements.

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**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**  
A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*STATEMENT OF ACTIVITIES*  
For the Year Ended September 30, 2018

Functions/Programs	Expenses	Net (Expense) Revenue and Changes in Net Position <u>Governmental Activities</u>
<b>Primary Government</b>		
<b>Governmental Activities</b>		
Economic development	\$ 450,649	\$ (450,649)
<b>Total Governmental Activities</b>	450,649	(450,649)
<b>Total Primary Government</b>	\$ 450,649	(450,649)
<b>General Revenues:</b>		
Taxes		
Sales taxes		331,315
Investment income		9,156
<b>Total General Revenues</b>		340,471
<b>Change in Net Position</b>		(110,178)
Beginning net position		617,958
<b>Ending Net Position</b>		\$ 507,780

See Notes to Financial Statements.

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**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**  
A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*BALANCE SHEET*  
*GENERAL FUND*  
September 30, 2018

	<u>General</u>
<b><u>Assets</u></b>	
Cash and cash equivalents	\$ 649,684
Receivables	62,123
Prepays	20,000
<b>Total Assets</b>	<u>\$ 731,807</u>
 <b><u>Liabilities</u></b>	
Due to primary government	\$ 221,794
Accounts payable	2,233
<b>Total Liabilities</b>	<u>224,027</u>
 <b><u>Fund Balance</u></b>	
Restricted	507,780
<b>Total Fund Balance</b>	<u>507,780</u>
<b>Total Liabilities and Fund Balance</b>	<u>\$ 731,807</u>

See Notes to Financial Statements.

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# NASSAU BAY ECONOMIC DEVELOPMENT CORPORATION

A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE GENERAL FUND

For the Year Ended September 30, 2018

	<b>General</b>
<b><u>Revenues</u></b>	
Sales taxes	\$ 331,315
Investment income	9,156
<b>Total Revenues</b>	340,471
<b><u>Expenditures</u></b>	
<b>Current:</b>	
Economic development	450,649
<b>Total Expenditures</b>	450,649
<b>Net Change in Fund Balance</b>	(110,178)
Beginning fund balance	617,958
<b>Ending Fund Balance</b>	\$ 507,780

See Notes to Financial Statements.

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**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**  
A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*NOTES TO FINANCIAL STATEMENTS*  
For the Year Ended September 30, 2018

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Reporting Entity**

The Nassau Bay Economic Development Corporation (the “Corporation”) was incorporated in April 1998 as a non-profit corporation specifically governed by Section 4B of the Texas Development Corporation Act of 1979, as amended (the “Act”). The purpose of the Corporation is to encourage the retention of business enterprises within the City of Nassau Bay, Texas (the “City”) and the promotion and development of new and expanded business enterprises in the City in order to promote and encourage the economic growth of the City and the full employment, welfare, and prosperity of its citizens as provided by the Act.

The accompanying financial statements of the Corporation are prepared in conformity with generally accepted accounting principles for governmental entities as prescribed by the Governmental Accounting Standards Board (GASB), which is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Corporation’s significant accounting policies are described below.

GASB Statement No. 61, *The Financial Reporting Entity: Omnibus – An Amendment of GASB Statement No. 14 and No. 34*, modifies certain requirements for inclusion of component units in the financial reporting entity. For organizations that previously were required to be included as component units by meeting the fiscal dependency criterion, a financial benefit or burden relationship also would need to be present between the primary government and that organization for it to be included in the reporting entity as a component unit. GASB Statement No. 61 has been applied as required in the preparation of these basic financial statements and, accordingly, the Corporation is considered a component unit of the City as of September 30, 2018.

Considerations regarding the potential for inclusion of other entities, organizations, or functions in the Corporation’s financial reporting entity are based on criteria prescribed by generally accepted accounting principles. These same criteria are evaluated in considering whether the Corporation is a part of any other governmental or other type of reporting entity. The overriding elements associated with prescribed criteria considered in determining that the Corporation’s financial reporting entity status is that of a primary government are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local governments. Additionally prescribed criteria under generally accepted accounting principles include considerations pertaining to organizations for which the primary government is financially accountable, and considerations pertaining to organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity’s financial statements to be misleading or incomplete.

The City is the primary government that exercises significant influence over the Corporation. Significant influence or accountability is based primarily on operational or financial relationships with the City. Due to the nature of the relationship between the City and the Corporation, the Corporation has been included as a component unit of the City for financial statement purposes.

**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**  
A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*NOTES TO FINANCIAL STATEMENTS (Continued)*  
For the Year Ended September 30, 2018

The Corporation is managed by a Board of Directors (the “Board”) consisting of seven directors, all residents of the City, appointed by the City Council for two-year terms of office. Four of the directors consist of the Mayor and three Council Members. The remaining three directors are persons who are not employees, agents, paid or non-paid appointed officers, or members of the City Council or any City committee, board, or commission.

**B. Government-Wide Financial Statements**

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all activities of the Corporation. Governmental activities are normally supported by taxes and intergovernmental revenues.

**C. Basis of Presentation – Government-Wide Financial Statements**

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds. Separate financial statements are provided for governmental funds.

**D. Basis of Presentation – Fund Financial Statements**

The fund financial statements provide information about the Corporation’s funds. Separate statements for each fund category, governmental, are presented. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column.

The Corporation reports the following governmental fund:

The *general fund* is used to account for all financial transactions not properly includable in other funds. The principal source of revenue is sales tax collected by the City to be used by the Corporation for expenditures on economic development. The general fund is always considered a major fund for financial reporting purposes.

**E. Measurement Focus and Basis of Accounting**

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

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.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Corporation considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is

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*NOTES TO FINANCIAL STATEMENTS (Continued)*  
For the Year Ended September 30, 2018

incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Sales taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the Corporation.

**F. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance**

**1. Cash and Cash Equivalents**

The Corporation's 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.

**2. Investments**

Investments, except for certain investment pools, commercial paper, money market funds, and investment contracts, are reported at fair value. The investment pools operate in accordance with appropriate state laws and regulations and are reported at amortized cost. Money market funds, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations and commercial paper that have a remaining maturity of one year or less upon acquisition, are reported at amortized cost. Investments in nonparticipating interest earning contracts, such as certificates of deposits, are reported at cost.

**3. Receivables and Payables**

Transactions between the City and the Corporation outstanding at the end of the year are classified as "due to/from component unit/primary government."

**4. Capital Assets**

The Corporation has no capital assets. Capital assets are purchased through a contribution for joint capital projects with the City and are recorded and depreciated on the City's financial statements.

**NASSAU BAY ECONOMIC  
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A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*NOTES TO FINANCIAL STATEMENTS (Continued)*  
For the Year Ended September 30, 2018

**5. Deferred Outflows/Inflows of Resources**

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 outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The Corporation has no items that qualify for reporting in this category.

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 of 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 Corporation has no items that qualify for reporting in this category.

**6. Net Position Flow Assumption**

Sometimes the Corporation will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Corporation's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

**7. Fund Balance Flow Assumptions**

Sometimes the Corporation will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Corporation's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**8. Fund Balance Policies**

Fund balances of governmental funds are reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Corporation itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

Amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact are classified as nonspendable fund balance. Amounts that are externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions are classified as restricted.

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*NOTES TO FINANCIAL STATEMENTS (Continued)*  
For the Year Ended September 30, 2018

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the Corporation’s highest level of decision-making authority. The Board is the highest level of decision-making authority for the Corporation that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the Corporation for specific purposes but do not meet the criteria to be classified as committed. The Board may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year’s appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

**9. Estimates**

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

**II. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

The Corporation’s Board adopts an annual budget, subject to approval by City Council, which sets forth in detail all anticipated revenues and expenses. The annual budget is prepared using the modified accrual basis of accounting. Encumbrance accounting is not utilized.

**III. DETAILED NOTES ON ALL ACTIVITIES AND FUNDS**

**A. Deposits and Investments**

As of year end, the Corporation had the following investments:

<u>Investment Type</u>	<u>Value</u>
TexPool	<u>\$ 614,331</u>

*Credit risk.* The Corporation’s investment policy requires that investment pools rated must be rated no lower than ‘AAA’ or ‘AAA-m’. As of September 30, 2018, the Corporation’s investments in TexPool were rated ‘AAAm’ by Standard & Poor’s.

*Custodial credit risk – deposits.* In the case of deposits, this is the risk that in the event of a bank failure, the Corporation’s deposits may not be returned to it. As of year end, the Corporation’s bank balance was entirely insured by FDIC.

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A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*NOTES TO FINANCIAL STATEMENTS (Continued)*  
For the Year Ended September 30, 2018

**TexPool**

TexPool was established as a trust company with the Treasurer of the State of Texas as trustee, segregated from all other trustees, investments, and activities of the trust company. 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. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The advisory board members review the investment policy and management fee structure. Finally, Standard & Poor’s rates TexPool “AAAm”. As a requirement to maintain the rating, weekly portfolio information must be submitted to Standard & Poor’s, as well as to the office of the Comptroller of Public Accounts for review.

TexPool is an external investment pool measured at amortized cost. In order to meet the criteria to be recorded at amortized cost, TexPool must transact at a stable net asset value per share and maintain certain maturity, quality, liquidity, and diversification requirements within TexPool. TexPool transacts at a net asset value of \$1.00 per share, has weighted average maturities of 60 days or less, and weighted average lives of 120 days or less. Investments held are highly rated by nationally recognized statistical rating organizations, have no more than five percent of portfolio with one issuer (excluding U.S. government securities), and can meet reasonably foreseeable redemptions. TexPool has a redemption notice period of one day and may redeem daily. TexPool may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium, or national state of emergency that affects TexPool’s liquidity.

**B. Receivables**

The following comprises receivable balances at year end:

	<b>General</b>
Sales taxes	\$ 62,123

**IV. OTHER INFORMATION**

**A. Contingent Liabilities**

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends including frequency and amount of payouts, and other economic and social factors. No claim liabilities are reported at year end.

**B. Economic Development/Tax Abatements**

In accordance with Article III, Chapter 52-a of the Texas Constitution, the Code, and the Act, the Corporation entered into an economic development agreement (the “Agreement”) as of March 7, 2017 with a quick service restaurant owner (the “Developer”). As a part of the Agreement, the Developer will make certain improvements, add certain infrastructure, and incur development costs

**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**  
A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*NOTES TO FINANCIAL STATEMENTS (Continued)*  
For the Year Ended September 30, 2018

to operate a quick service restaurant within City limits. In consideration of such infrastructure and development costs, the Corporation has agreed to pay the Developer 100 percent of the Corporation's 0.25% sales tax proceeds from sales at the restaurant for a period beginning on the date the restaurant opens for business and ending on the earlier of the seventh anniversary of the opening date or the date the Developer receives a total of \$165,000. The opening date was January 2018. The Corporation has recognized \$8,112 in related expenditures to this Agreement during the fiscal year ended September 30, 2018.

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***REQUIRED SUPPLEMENTARY INFORMATION***

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**NASSAU BAY ECONOMIC  
DEVELOPMENT CORPORATION**  
A COMPONENT UNIT OF THE CITY OF NASSAU BAY, TEXAS  
*SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND*  
For the Year Ended September 30, 2018

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>Revenues</b>				
Taxes:				
Sales	\$ 285,900	\$ 285,900	\$ 331,315	\$ 45,415
Investment income	1,000	1,000	9,156	8,156
<b>Total Revenues</b>	<u>286,900</u>	<u>286,900</u>	<u>340,471</u>	<u>53,571</u>
<b>Expenditures</b>				
<b>Current:</b>				
Economic development:				
Administrative expenses	12,000	12,000	12,014	(14)
Audit	7,730	7,730	7,730	-
Training	5,000	5,000	-	5,000
Promotion/consulting	12,000	12,000	10,238	1,762
Legal	2,000	2,000	1,963	37
Memberships	23,000	23,000	22,920	80
Development services	75,000	75,000	2,800	72,200
Holiday decoration	30,000	30,000	25,864	4,136
Fire department	487,720	487,720	359,008	128,712
Tax Incentive	-	-	8,112	(8,112)
<b>Total Expenditures</b>	<u>654,450</u>	<u>654,450</u>	<u>450,649</u>	<u>211,913</u>
<b>Net Change in Fund Balance Over (Under) Expenditures</b>	<u>\$ (367,550)</u>	<u>\$ (367,550)</u>	(110,178)	<u>\$ 265,484</u>
Beginning fund balance			<u>617,958</u>	
<b>Ending Fund Balance</b>			<u>\$ 507,780</u>	

Notes to Required Supplementary Information:

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

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