KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
March 26, 2013
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

REGULAR SESSION - 7:15 PM

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES APPROVAL

A. Consider approval of minutes from February 26, 2013 regular meeting.

IV. REGULAR ITEMS

A. Discuss and consider action for approval of Independent Auditor's Report for year ended September 30, 2012.

B. Review and accept the KEDC Financial Report for Jan 2013.

V. STAFF ANNOUNCEMENTS/REPORTS

A. Updates and information from Orasi Development.

1. TownCenter Update
2. Tax Increment Refinancing Zone Update
3. Oak Crest Development Update

VI. EXECUTIVE SESSION

A. The Economic Development Corporation will meet in closed session pursuant to Section 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business project with whom the city is conducting economic development negotiations.

1. Review and discuss incentives for hotel development, including the Link Street Extension.
2. Review and discuss incentives for the proposed urgent care clinic at 1298 W. Kennedale Parkway.
3. Review and discuss incentives for the Pier Skatepark, including the sale of land on Bowman Springs Road.

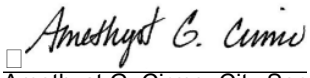
VII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

VIII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact Amethyst Cirmo, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the March 26, 2013, Kennedale Economic Development Corporation agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.



Amethyst G. Cirmo, City Secretary

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Staff Report to the Board of Directors

Date: March 26, 2013

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:
Consider approval of minutes from February 26, 2013 regular meeting.

II. Originated by:

Bob Hart, City Manager

III. Summary:
PLease see the attached minutes

IV. Recommendation:
Approve

V. Alternative Actions:

VI. Attachments:

1.	minutes	02.26.2013 EDC Minutes.doc

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ECONOMIC DEVELOPMENT CORPORATION
MINUTES
BOARD OF DIRECTORS - REGULAR MEETING
February 26, 2013
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

President Munday called the meeting to order at 7:17PM.

II. ROLL CALL

Present Robert Mundy, Mark Yeary, Donnie Graham, Rebecca Mowell
Absent: Pat Turner, Darrell Erwin, Beverly Hayes

III. MINUTES APPROVAL

A. Consider approval of minutes from the January 22, 2013 regular meeting.

Motion To approve the minutes as presented at the meeting. **Action** Approve, **Moved By** Rebecca Mowell, **Seconded By** Donnie Graham
The motion passed unanimously.

IV. REGULAR ITEMS

A. Consider engaging a real estate broker for sites owned by the KEDC.

Bob Hart presented information and a listing of potential brokers.

Motion To authorize the executive director to interview and engage a real estate broker for sites owned by the KEDC. **Action** Approve, **Moved By** Mark Yeary, **Seconded By** Donnie Graham
The motion passed unanimously.

B. Review and accept the KEDC Financial Report for Dec 2012.

Sakura Moten-Dedrick presented the most recent financial information to the board.

Motion To approve the December 2012 financial report as presented. **Action** Approve, **Moved By** Rebecca Mowell, **Seconded By** Donnie Graham
The motion passed unanimously.

V. STAFF ANNOUNCEMENTS/REPORTS

A. Updates and information from the Executive Director, Orasi Development, and the Kennedale Chamber of Commerce.

1. Chamber update
   No update.
2. TownCenter update
3. Tax Increment Refinancing Zone status
4. Sale of property at 601 E. Kennedale Parkway
5. Oak Crest Development update

Executive Director Bob Hart presented updates on items 2-5, noting that Towncenter parking lot had been completed, the TIRZ process was ongoing, sale of the property at 601 E. Kennedale Parkway was under consideration, and development plans for the Oak Crest area were ongoing.

The board recessed into executive session at 7:38PM.

VI. EXECUTIVE SESSION

A. The Economic Development Corporation will meet in closed session pursuant to Section 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business project with whom the city is conducting economic development negotiations.

1. Review and discuss incentives for hotel development, including the Link Street Extension.
2. Review and discuss incentives for the Pier Skatepark, including the sale of land on Bowman Springs Road.

B. The Economic Development Corporation will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, lease, or value of real property.

1. Sale of property 1000 E. Kennedale Parkway

VII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

The board reopened into regular session at 8:35 PM.

No action pursuant to executive session was necessary.

The next meeting will be held on March 26, 2013.

VIII. ADJOURNMENT

Motion Adjourn. **Action** Adjourn, **Moved By** Rebecca Mowell, **Seconded By** Donnie Graham
The motion passed unanimously.

The meeting was adjourned at 8:38PM.

ATTEST: _____
Amethyst G. Cirmo, City Secretary

APPROVED: _____
President Robert Mundy

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Staff Report to the Board of Directors

Date: March 26, 2013

Agenda Item No: REGULAR ITEMS - A.

I. Subject:
Discuss and consider action for approval of Independent Auditor's Report for year ended September 30, 2012.

II. Originated by:

Sakura Moten-Dedrick, Director of Finance & IT

III. Summary:

The auditor's opinion on the financial statements for the year ended September 30, 2012 is that the statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely-presented component unit, each major fund, and the aggregate remaining fund information of the Kennedale Economic Development Corporation (KEDC) as of September 30, 2012. The statements also present the respective changes in financial position and cash flows, where applicable, and the budgetary comparison for major fund-types, thus demonstrating the KEDC end of year financial report is in conformity with the Generally Accepted Accounting Principles (GAAP) as provided by the Governmental Accounting Standard Boards (GASB) of America.

Our auditors will be present to review their findings with the Board, as well as provide bound copies of the report.

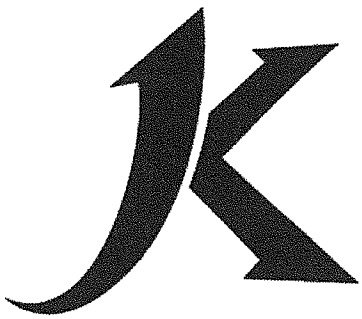
IV. Recommendation:
Approve

V. Alternative Actions:

Staff recommends Directors accept and approve the Independent Auditor's Report as presented by Patillo, Brown, & Hill, LLP.

VI. Attachments:

1.	Draft EDC Audit Report	2012 Draft EDC Audit.pdf



KENNEDALE ECONOMIC DEVELOPEMENT CORPORATION

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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

ANNUAL FINANCIAL REPORT

SEPTEMBER 30, 2012

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

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SEPTEMBER 30, 2012

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PB&H
PATTILLO, BROWN & HILL, L.L.P.
CERTIFIED PUBLIC ACCOUNTANTS ■ BUSINESS CONSULTANTS

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors,
Of Kennedale Economic Development Corporation
Kennedale, Texas

We have audited the accompanying financial statements of the governmental activities and major fund of Kennedale Economic Development Corporation (the "Corporation"), a component of the City of Kennedale, Texas, as of and for the year ended September 30, 2012, which collectively comprise the Corporation's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Corporation's management. 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major fund of the Corporation, as of September 30, 2012, and the respective changes in financial position of these activities, and the respective budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 2 through 5 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.

March 6, 2013

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TEMPLE, TX (254) 791-3460 ■ ALBUQUERQUE, NM (505) 266-5904

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Kennedale Economic Development Corporation, we offer readers of the Kennedale Economic Development Corporation financial statements, this narrative overview, and analysis of the financial activities of the Kennedale Economic Development Corporation for the fiscal year ended September 30, 2012. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the accompanying basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the Kennedale Economic Development Corporation exceeded its liabilities at the close of the most recent fiscal year by $4,886,383.

- The Kennedale Economic Development Corporation's net assets decreased by $86,134. The decrease was due to increases in economic development expenses and interest and fiscal charges.

- As of the close of the current fiscal year, the Kennedale Economic Development Corporation's governmental fund reported an ending fund balance of $201,972, a decrease of $1,979,468 in comparison with the prior year. All of the fund balance is restricted for economic development.

- At the end of the current fiscal year, the restricted fund balance for the General Fund was $201,972, or 7.7% of the total General Fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

The discussion and analysis is intended to serve as an introduction to the Kennedale Economic Development Corporation's basic financial statements. The Kennedale Economic Development Corporation's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Kennedale Economic Development Corporation's finances, in a manner similar to a private-sector business.

The statement of net assets presents information on all of the Kennedale Economic Development Corporation's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Kennedale Economic Development Corporation is improving or deteriorating.

The statement of activities presents information showing how the government's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in these statements for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes). Both the statement of net assets and the statement of activities are prepared utilizing the accrual basis of accounting as opposed to the modified accrual basis used in prior reporting models.

Governmental activities – Most of the Corporation's basic expenditures are reported here, including administrative and incentive grants. Sales taxes and investment earnings finance these activities.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Kennedale Economic Development Corporation uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The Corporation uses the following fund type:

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decision. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Kennedale Economic Development Corporation maintains one individual governmental fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, which is considered to be a major fund.

The Kennedale Economic Development Corporation adopts an annual appropriated budget for its governmental fund. A budgetary comparison statement has been provided for General Fund component unit to demonstrate compliance with the budget.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found in the financial section.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, over time, net assets may serve as a useful indicator of the Corporation's financial position. In the case of the Kennedale Economic Development Corporation, assets exceeded liabilities by $4,886,383 at the close of the most recent fiscal year.

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION'S NET ASSETS

	Governmental Activities	
	2012	2011
Current assets	$ 323,095	$ 2,259,206
Capital assets	6,298,809	5,535,207
Total assets	6,621,904	7,794,413
Current liabilities	96,869	51,896
Noncurrent liabilities	1,638,652	2,770,000
Total liabilities	1,735,521	2,821,896
Net assets:		
Invested in capital assets, net of related debt	4,660,157	2,765,207
Unrestricted	226,226	2,207,310
Total net assets	$ 4,886,383	$ 4,972,517

The Corporation's net assets decreased by $86,134 during the current fiscal year. This decrease is primarily due to increases in economic development expenses and interest and fiscal charges.

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION'S CHANGES IN NET ASSETS

	Governmental Activities	
	2012	2011
General Revenues:		
Sales tax	$ 442,012	$ 418,303
Rental Income	202,935	209,087
Miscellaneous income	5,251	21,916
Investment earnings	1,330	1,570
Total general revenues	651,528	650,876
Expenses:		
Economic development:		
Administration	461,217	410,738
Payment to city for debt	153,119	154,619
Interest and fiscal charges	123,326	76,676
Total expenses	737,662	642,033
Changes in net assets	(86,134)	8,843
Net assets, beginning	4,972,517	4,963,674
Net assets, ending	$ 4,886,383	$ 4,972,517

Governmental activities. The Corporation's general revenues increased by $652 or .1% from last year. The slight increase was due to the an increase in sales tax revenue offset by decreases in rental income and miscellaneous income. Sales tax revenue increased by $23,709 or 5.67% to $442,012.

DISCUSSION OF CURRENTLY KNOWN FACTS, DECISIONS OR CONDITIONS IN FISCAL YEAR 2012-2013

The Kennedale Economic Development Corporation's projects for fiscal year 2012-2013 and beyond include: 1) Finalizing the participation agreements for the Tax Increment Reinvestment Zone and securing development agreements with the three racetracks providing for the orderly conversion to residential subdivisions, 2) developing the infrastructure needed to redevelop the north entry to Kennedale (Oak Crest area), 3) continuing the development of the Kennedale TownCenter with the second and third retail buildings to be built in 2013, and 4) initiating an educational program to promote Kennedale as a desired location for manufacturing expansion and development.

REQUESTS FOR INFORMATION

The financial report is designed to provide a general overview of the Kennedale Economic Development Corporation's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Treasurer, Kennedale Economic Development Corporation, 405 Municipal Dr., Kennedale, Texas 76060.

BASIC
FINANCIAL STATEMENTS

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

STATEMENT OF NET ASSETS
AND GOVERNMENTAL FUND BALANCE SHEET

SEPTEMBER 30, 2012

	General	Adjustments	Statement of Net Assets
ASSETS			
Cash and investments	$ 233,928	$ -	$ 233,928
Sales taxes receivable	64,913	-	64,913
Deferred charges	-	24,254	24,254
Capital assets:			
Land	-	1,136,614	1,136,614
Buildings and improvements	-	2,817,263	2,817,263
Construction in progress	-	2,798,683	2,798,683
Less: accumulated depreciation	-	(453,751)	(453,751)
Total capital assets	-	6,298,809	6,298,809
Total assets	298,841	6,323,063	6,621,904
LIABILITIES			
Accounts payable	81,970	-	81,970
Customer deposits	14,899	-	14,899
Noncurrent liabilities:			
Due within one year	-	74,907	74,907
Due in more than one year	-	1,563,745	1,563,745
Total liabilities	96,869	1,638,652	1,735,521
FUND BALANCE/NET ASSETS			
Fund balance:			
Restricted for economic development	201,972	(201,972)	-
Total fund balance	201,972	(201,972)	-
Total liabilities and fund balance	$ 298,841		
Net assets:			
Invested in capital assets, net of related debt		4,660,157	4,660,157
Restricted for economic development		226,226	226,226
Total net assets		$ 4,886,383	$ 4,886,383

The accompanying notes are an integral part of these financial statements.

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

FOR THE YEAR ENDED SEPTEMBER 30, 2012

	General	Adjustments	Statement of Activities
Expenditures/expenses:			
Current:			
Economic development	$ 1,223,203	$(761,986)	$ 461,217
Payment to city for debt	153,119	-	153,119
Debt service:			
Principal	1,131,348	(1,131,348)	-
Interest and fiscal charges	123,326	-	123,326
Total expenditures/expenses	2,630,996	(1,893,334)	737,662
General revenues:			
Sales taxes	442,012	-	442,012
Rental income	202,935	-	202,935
Miscellaneous income	5,251	-	5,251
Investment earnings	1,330	-	1,330
Total general revenues	651,528	-	651,528
Excess of revenues over expenditures	(1,979,468)	1,893,334	(86,134)
Net change in fund balance	(1,979,468)	1,979,468	-
Change in net assets	-	(86,134)	(86,134)
Fund balance/net assets:			
Beginning	2,181,440	2,791,077	4,972,517
Ending	$ 201,972	$ 4,684,411	$ 4,886,383

The accompanying notes are an integral part of these financial statements.

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

COMPONENT UNIT - GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FOR THE YEAR ENDED SEPTEMBER 30, 2012

(With Comparative Actual Amounts for the Year Ended September 30, 2011)

	2012				2011
	Budgeted Amounts		Actual	Variance with Final Budget Positive	Actual
	Original	Final	Amounts	(Negative)	Amounts
REVENUES					
Sales tax	$ 395,132	$ 395,132	$ 442,012	$ 46,880	$ 418,303
Rental income	249,272	249,272	202,935	(46,337)	209,087
Miscellaneous income	684,000	684,000	5,251	(678,749)	21,916
Investment earnings	740	740	1,330	590	1,570
Total revenues	1,329,144	1,329,144	651,528	(677,616)	650,876
EXPENDITURES					
Current:					
Economic development	2,872,381	2,004,280	1,223,203	781,077	1,885,282
Payment to city for debt	153,119	153,119	153,119	-	154,619
Debt Service:					
Principal	171,399	1,113,000	1,131,348	(18,348)	35,000
Interest and fiscal charges	141,844	141,844	123,326	18,518	76,676
Total expenditures	3,338,743	3,412,243	2,630,996	781,247	2,151,577
EXCESS OF REVENUES OVER EXPENDITURES	(2,009,599)	(2,083,099)	(1,979,468)	103,631	(1,500,701)
OTHER FINANCING SOURCES					
Debt issuance	-	-	-	-	1,700,000
Total other financing sources and (uses)	-	-	-	-	1,700,000
NET CHANGE IN FUND BALANCES	(2,009,599)	(2,083,099)	(1,979,468)	103,631	199,299
FUND BALANCES, BEGINNING	2,181,410	2,181,440	2,181,440	-	1,982,141
FUND BALANCES, ENDING	$ 171,811	$ 98,341	$ 201,972	$ 103,631	$ 2,181,440

The accompanying notes are an integral part of these financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Kennedale Economic Development Corporation (the "Corporation") have been prepared in conformity with generally accepted accounting principles ("GAAP") for local governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. GASB's jurisdiction includes nonprofit corporations that are in substance part of a governmental unit. The most significant accounting and reporting policies of the Corporation are described in the following notes to the financial statements.

A. Reporting Entity

The Kennedale Economic Development Corporation (KEDC) was incorporated on December 2, 1996. The Corporation is a nonprofit corporation organized and operating under the laws of the State of Texas, particularly Section 4B of the Development Corporation Act of 1979, as amended and Article 5190.6, Vernon's Texas Civil Statutes, (the "Act"), as amended. The Corporation was created following an election held by the City of Kennedale, Texas (the "City"), on August 10, 1996, to levy 0.5% local sales and use tax in the City for the benefit of the Corporation. The Corporation, as currently organized, is to promote economic development within the City, including, but not limited to, construction, operation and administration, as permitted by Section 4B of the Act, as amended. The Corporation is a discretely presented component unit of the City under the provisions of Governmental Accounting Standards Board Statement No. 14.

As required by generally accepted accounting principles, these financial statements present the Kennedale Economic Development Corporation and do not include any component units, entities for which the Corporation is considered to be financially accountable. The Corporation did not have any entities which meet the component unit criteria. Therefore, the reporting entity is limited to those departments which comprise the Corporation's legally adopted jurisdiction. However, the Corporation is considered to be, and is reported as, a component unit of the City.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all of the activities of the government. *Governmental activities* are supported by taxes, rent and investment revenue.

(continued)

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

B. Government-wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function. *Program revenue* includes 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenue are reported instead as *general revenue.*

The government-wide and fund financial statements are provided for the governmental fund of the Corporation with a column for adjustments between the two statements.

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

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting.* Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

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

Interest income associated with the current fiscal period is considered to be susceptible to accrual and so has been recognized as revenue of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Corporation.

The Corporation reports the following major governmental fund:

> The ***General Fund*** is the government's primary operating fund. It accounts for all financial resources of the Corporation. There are no other funds of the Corporation.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in the government-wide financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board.

(continued)

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Assets, Liabilities and Net Assets or Equity

Cash and Investments

The City of Kennedale, Texas, pools substantially all cash and investments except for separate cash and investment accounts which are maintained in accordance with legal restrictions. The Corporation participates in the City's cash and investment pool. Investments are recorded at fair value. Fair value is the amount at which a financial instrument could be exchanged in current transactions between willing parties. Investment income on investments is allocated to the Corporation based upon its pro rata participation in the pool.

2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The Economic Development Board of Directors and the City Council of the City of Kennedale, Texas, follow these procedures in establishing budgets reflected in the financial statements:

1. Prior to the beginning of each fiscal year, the Executive Director submits a proposed budget to the Corporation's Board of Directors for the fiscal year beginning on the following October 1. The operating budget includes proposed expenditures and means of financing them.

2. Public hearings are conducted at which all interested persons' comments concerning the budget are heard.

3. The budget is legally enacted by the Corporation's Board of Directors and ratified by the City Council of the City.

4. The Board of Directors and the City Council must approve any budget amendments. At the end of each fiscal year, all appropriations lapse.

5. Annual budgets adopted for the Economic Development Fund are adopted on a basis consistent with generally accepted accounting principles.

(continued)

3. DETAIL NOTES

A. Cash and Investments

The **Public Funds Investment Act** (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports and establishment of appropriate policies. Among other things, it requires the Corporation to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for certificates of deposit. Statutes authorize the Corporation to invest in (1) obligations of the U. S. Treasury, certain U. S. Agencies, and the State of Texas; (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) bankers' acceptances, (7) Mutual Funds, (8) Investment pools, (9) guaranteed investment contracts, and (10) common trust funds. The Act also requires the Corporation to have independent auditors perform test procedures related to investment practices as provided by the Act. The Corporation is in substantial compliance with the requirements of the Act and with local policies

In compliance with the **Public Funds Investment Act**, the Corporation has adopted the deposit and investment policy used by the City of Kennedale. That policy does address the following risks:

a. ***Custodial Credit Risk*** - Deposits: In the case of deposits, this is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. As of September 30, 2012, all of the Corporation's deposits were in the TexPool accounts held by the City of Kennedale.

b. ***Credit Risk:*** It is the Corporation's policy to limit investments to investment types with an investment quality rating no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service or no lower than investment grade by at least one nationally recognized rating service with a weighted average maturity no greater than 90 days. The Corporation's investments were rated AAAm by Standard and Poor's Investors Services.

c. ***Interest Rate Risk:*** In accordance with the Corporation's investment policy, the Corporation manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio to 90 days or less, dependent on market conditions.

d. ***Concentration of Credit Risk:*** The Corporation's investment policy states the maximum percentage allowed for each different investment instrument that can be used to make up the portfolio.

(continued)

3. DETAIL NOTES

A. Cash and Investments (Continued)

At September 30, 2012, the carrying amounts of the Corporation's investments were as follows:

Balances in public funds investment pools:	
State Treasurer's Investment Pool (TexPool)	233,928
	$ 233,928

Balances in public funds investment pools noted above are not evidenced by underlying securities that exist in physical or book entry form and, therefore, are not subject to credit risk categorization.

B. Risk Management

The City of Kennedale, Texas, carries its general insurance risks with a public entity risk pool by transferring all risks to the insurance carrier except for small deductible amounts.

C. Employee Plans

The Corporation has no employees. The personnel duties for the Corporation are performed by employees of the City of Kennedale, and the Corporation is charged for expenses related to these duties. For complete "Employee Plan" disclosures, reference is made to the basic financial statements of the City of Kennedale, Texas.

(continued)

3. DETAIL NOTES

D. Capital Assets

Capital asset activity for the year ended September 30, 2012, was as follows:

Primary Government

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	$ 985,945	$ 150,669	$ -	$ 1,136,614
Construction in progress	2,556,892	258,331	16,540	2,798,683
Total capital assets not being depreciated	3,542,837	409,000	16,540	3,935,297
Capital assets, being depreciated:				
Buildings	1,551,504	385,711	-	1,937,215
Improvements	753,754	126,294	-	880,048
Total capital assets being depreciated	2,305,258	512,005	-	2,817,263
Less accumulated depreciation:				
Buildings	275,200	96,861	-	372,061
Improvements	37,688	44,002	-	81,690
Total accumulated depreciation	312,888	140,863	-	453,751
Total capital assets, being depreciated, net	1,992,370	371,142	-	2,363,512
Governmental activities capital assets, net	$ 5,535,207	$ 780,142	$ 16,540	$ 6,298,809

E. Long-term Debt

During fiscal year 2011, a loan was issued for $1,700,000 for the purpose of financing new projects in addition to the revenue bonds issued fiscal year 2007 of $1,200,000 also for the purpose of financing new projects. Revenue bonds and loans outstanding at year end are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Government activities					
Revenue bonds	$ 1,070,000	$ -	$ 40,000	$ 1,030,000	$ 40,000
Texas leverage fund loan	1,700,000	-	1,091,348	608,652	34,907
Governmental activity Long-term liabilities	$ 2,770,000	$ -	$ 1,131,348	$ 1,638,652	$ 74,907

(continued)

3. DETAIL NOTES

F. Long-term Debt (Continued)

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

Year Ending September 30	Governmental Activities	
	Principal	Interest
2013	$ 74,907	$ 90,849
2014	81,058	86,918
2015	87,248	82,601
2016	88,476	77,897
2017	94,746	73,153
2018-2022	549,283	283,007
2023-2027	662,934	114,177
Total	$ 1,638,652	$ 808,602

KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

Staff Report to the Board of Directors

Date: March 26, 2013

Agenda Item No: REGULAR ITEMS - B.

I. Subject:
Review and accept the KEDC Financial Report for Jan 2013.

II. Originated by:

Sakura Moten-Dedrick, Director of Finance & IT

III. Summary:

IV. Recommendation:
Approve

V. Alternative Actions:

VI. Attachments:

1.	Jan 2013 EDC Financials	20130326 EDC Jan 13 Financials.pdf

JAN 2013 ECONOMIC DEVELOPMENT CORPORATION FINANCIALS

Budget/Amendment
No changes.

Year-To-Date

- Ad Valorem Tax: Decrease in comparison over this time last year. All MMD taxpayers have been billed accordingly for this fiscal year, but revenue is based solely on when they send in assessments.
- Sales/Beverage Tax: Decrease in comparison over this time last year (see Monthly Graph, 3-Year Historical Graph, 10-Year Historical Data). Please note, sales tax receipts run two months in arrears.
- Investment Earnings: No significant change.
- Miscellaneous Income: No significant change.
- Surplus Sales/Rentals: Decrease in comparison over this time last year. Due to subsidy agreement with Cypress Properties, monthly rental amounts have decreased.
- Transfers: No significant change.
- Personnel: No significant change.
- Supplies: Decrease in comparison over this time last year.
- Maintenance: Decrease in comparison over this time last year.
- Sundry: Decrease in comparison over this time last year.
- Debt: Decrease in comparison over this time last year. Based on bond payment due dates. Last fiscal year included large principal amount that was sent back to state per board's direction and approval.
- Transfers: Decrease in comparison over this time last year.
- Capital: Decrease in comparison over this time last year.

Estimate
We anticipate a FY12/13 ending fund balance of $166,009 ($0 operations / $46,047 capital bond project / $119,962 reserve bond).

INCOME STATEMENT

15: EDC4B FUND

INCOME STATEMENT	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD JAN	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD JAN	FY12-13 ESTIMATE	CY - PY CHANGE
OPERATING REVENUES	1,328,404	1,328,404	163,026	650,197	1,066,682	1,066,682	122,221	1,049,927	(261,722)
OPERATING EXPENDITURES	(2,840,624)	(2,840,624)	(1,661,871)	(2,059,659)	(942,275)	(942,275)	(357,745)	(934,634)	609,421
OPERATING INCOME/(LOSS)	**(1,512,220)**	**(1,512,220)**	**(1,498,845)**	**(1,409,462)**	**124,407**	**124,407**	**(235,524)**	**115,293**	**347,699**
NONOPERATING REVENUES/(EXPENSES)									
INTEREST EARNINGS	250	250	485	967	250	250	267	400	-
TRANSFERS IN	-	-	-	-	-	-	-	-	-
(TRANSFER OUT)	(153,119)	(153,119)	(153,119)	(153,119)	(151,619)	(151,619)	(38,309)	(151,619)	(1,500)
NET OPERATING INCOME/(LOSS)	**(1,665,088)**	**(1,665,088)**	**(1,651,479)**	**(1,561,614)**	**(26,962)**	**(26,962)**	**(273,567)**	**(35,926)**	**346,199**
BEGINNING FUND BALANCE	**$ 1,873,131**	**$1,597,540**	**$1,597,540**	**$1,597,540**	**$ 26,452**	**$ 35,926**	**$ 35,926**	**$ 35,926**	**$ 323,848**
ENDING FUND BALANCE (EXCLUDING OTHER FUNDS)	**$ 208,043**	**$ (67,548)**	**$ (53,939)**	**$ 35,926**	**$ (510)**	**$ 8,964**	**$ (237,640)**	**$ 0**	**$ -**
95: EDC4B RESERVE FUND	$ 120,007	$ 120,006	$ 119,794	$ 119,862	$ 120,066	$ 120,062	$ 119,882	$ 119,962	$ 120,066
19: EDC4B CAPITAL BOND FUND	$ 51,705	$ 119,383	$ 227,681	$ 46,182	$ -	$ 46,182	$ 46,003	$ 46,047	$ -
ENDING FUND BALANCE (INCLUDING OTHER FUNDS)	**$ 379,755**	**$ 171,841**	**$ 293,535**	**$ 201,970**	**$ 119,556**	**$ 175,208**	**$ (71,755)**	**$ 166,009**	**$ 120,066**

FUND SUMMARY BY CATEGORY

15: EDC4B FUND

CATEGORY	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD JAN	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD JAN	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
BEGINNING FUND BALANCE	**$ 1,873,131**	**$ 1,597,540**	**$ 1,597,540**	**$ 1,597,540**	**$ 26,452**	**$ 35,926**	**$ 35,926**	**$ 35,926**	**$ 323,848**		
AD VALOREM TAXES	42,466	42,466	21,072	54,216	42,466	42,466	10,956	58,668	-	49.6%	25.8%
SALES/BEVERAGE TAXES	352,666	352,666	68,669	387,796	397,660	397,660	43,980	360,227	44,994	19.5%	11.1%
INVESTMENT EARNINGS	250	250	485	967	250	250	267	400	-	193.9%	106.6%
MISCELLANEOUS INCOME	684,000	684,000	-	5,250	395,000	395,000	-	395,000	(289,000)	0.0%	0.0%
SURPLUS SALES/RENTALS	249,272	249,272	73,284	202,935	231,556	231,556	67,286	236,032	(17,716)	29.4%	29.1%
TRANSFERS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0.0%	0.0%
TOTAL REVENUES	**$ 1,328,654**	**$ 1,328,654**	**$ 163,510**	**$ 651,164**	**$ 1,066,932**	**$ 1,066,932**	**$ 122,488**	**$ 1,050,327**	**$(261,722)**	**12.3%**	**11.5%**
PERSONNEL	-	-	-	-	-	-	-	-	-	0.0%	0.0%
SUPPLIES	21,344	21,344	9,444	17,044	17,344	17,344	2,056	17,344	(4,000)	44.2%	11.9%
MAINTENANCE	22,856	22,856	14,841	35,397	22,856	22,856	12,319	22,856	-	64.9%	53.9%
SUNDRY	269,206	269,206	127,105	331,483	265,771	265,771	94,395	281,820	(3,435)	47.2%	35.5%
DEBT	313,243	313,243	1,254,674	1,254,674	165,757	165,757	59,795	171,757	(130,486)	400.5%	36.1%
TRANSFERS	153,119	153,119	153,119	153,119	151,619	151,619	38,309	151,619	(1,500)	100.0%	25.3%
CAPITAL	2,213,975	2,213,975	255,807	421,062	470,548	470,548	189,179	440,858	(470,000)	11.6%	40.2%
TOTAL EXPENDITURES	**$ 2,993,742**	**$ 2,993,742**	**$ 1,814,990**	**$ 2,212,778**	**$ 1,093,894**	**$ 1,093,894**	**$ 396,055**	**$ 1,086,253**	**$(609,421)**	**60.6%**	**36.2%**
REVENUES OVER EXPENDITURES	$(1,665,088)	$(1,665,088)	$(1,651,479)	$(1,561,614)	$ (26,962)	$ (26,962)	$ (273,567)	$ (35,926)			
ENDING FUND BALANCE	**$ 208,043**	**$ (67,548)**	**$ (53,939)**	**$ 35,926**	**$ (510)**	**$ 8,964**	**$ (237,640)**	**$ 0**			
ADJUSTMENTS											
FUND BALANCE AS % OF EXP	**6.9%**	**-2.3%**	**-3.0%**	**1.6%**	**0.0%**	**0.8%**	**-60.0%**	**0.0%**			
RESERVE (NO REQUIREMENT)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
RESERVE SURPLUS/(SHORTFALL)	**$ 208,043**	**$ (67,548)**	**$ (53,939)**	**$ 35,926**	**$ (510)**	**$ 8,964**	**$ (237,640)**	**$ 0**	**$ -**		

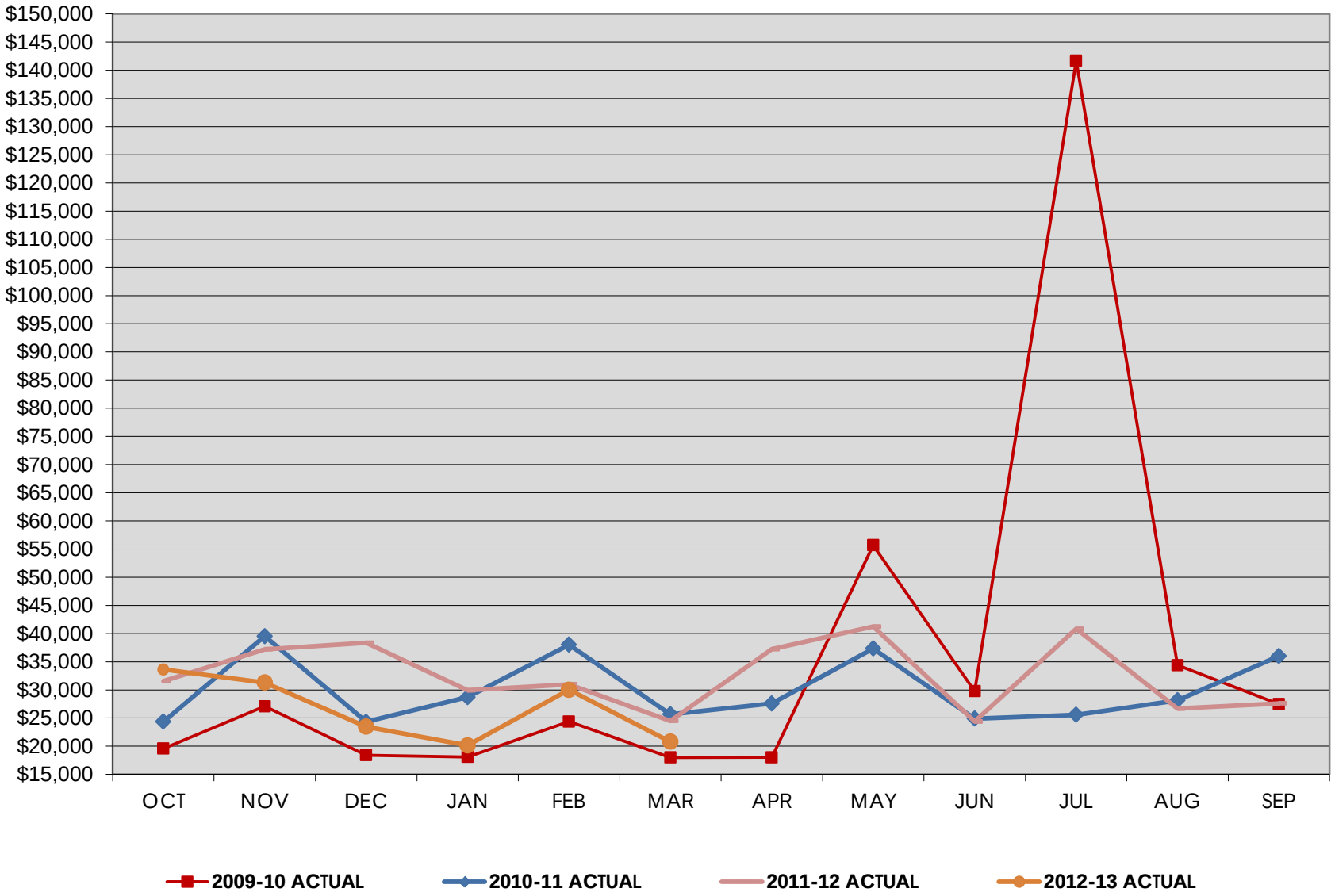
15: EDC4B FUND

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD JAN	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD JAN	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
4001-00-00	PROPERTY TAX-CURRENT YEAR	-	-	-	-	-	-	-	-	-	0.0%	0.0%
4002-00-00	M M D TAX-CURRENT YEAR	42,466	42,466	21,072	54,216	42,466	42,466	10,956	58,668	-	49.6%	25.8%
	AD VALOREM TAXES	**$ 42,466**	**$ 42,466**	**$ 21,072**	**$ 54,216**	**$ 42,466**	**$ 42,466**	**$ 10,956**	**$ 58,668**	**$ -**	**49.6%**	**25.8%**
4081-00-00	SALES TAX	352,666	352,666	68,669	387,796	397,660	397,660	43,980	360,227	44,994	19.5%	11.1%
4082-00-00	MIXED BEVERAGE TAX	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	SALES/BEVERAGE TAXES	**$ 352,666**	**$ 352,666**	**$ 68,669**	**$ 387,796**	**$ 397,660**	**$ 397,660**	**$ 43,980**	**$ 360,227**	**$ 44,994**	**19.5%**	**11.1%**
4401-00-00	INVESTMENT INCOME	250	250	485	967	250	250	267	400	-	193.9%	106.6%
	INVESTMENT EARNINGS	**$ 250**	**$ 250**	**$ 485**	**$ 967**	**$ 250**	**$ 250**	**$ 267**	**$ 400**	**$ -**	**193.9%**	**106.6%**
4409-00-00	MISCELLANEOUS INCOME	684,000	684,000	-	5,250	395,000	395,000	-	395,000	(289,000)	0.0%	0.0%
4411-00-00	TEXAS LEVERAGE FUND PROGRAM	-	-	-	-	-	-	-	-	-	0.0%	0.0%
4415-00-00	INSURANCE REIMBURSEMENTS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	MISCELLANEOUS INCOME	**$ 684,000**	**$ 684,000**	**$ -**	**$ 5,250**	**$ 395,000**	**$ 395,000**	**$ -**	**$ 395,000**	**$(289,000)**	**0.0%**	**0.0%**
4805-00-00	RENTAL FEES-SHOPPING CENTER	245,272	245,272	73,131	201,256	227,556	227,556	67,213	227,556	(17,716)	29.8%	29.5%
4806-00-00	RENTAL INSURANCE	4,000	4,000	153	1,679	4,000	4,000	73	8,476	-	3.8%	1.8%
	SURPLUS SALES/RENTALS	**$ 249,272**	**$ 249,272**	**$ 73,284**	**$ 202,935**	**$ 231,556**	**$ 231,556**	**$ 67,286**	**$ 236,032**	**$ (17,716)**	**29.4%**	**29.1%**
4902-00-00	PROCEEDS - DEBT/LOAN/LEASE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.0%**	**0.0%**
	TOTAL REVENUES	**$ 1,328,654**	**$1,328,654**	**$163,510**	**$ 651,164**	**$ 1,066,932**	**$1,066,932**	**$122,488**	**$1,050,327**	**$(261,722)**	**12.3%**	**11.5%**
	TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)	**$ 1,328,404**	**$1,328,404**	**$163,026**	**$ 650,197**	**$ 1,066,682**	**$1,066,682**	**$122,221**	**$1,049,927**	**$(261,722)**		
	10% ADMIN CHARGE-GENERAL FUND	132,840	132,840	33,952	65,020	106,668	106,668	12,222	104,993	(26,172)		

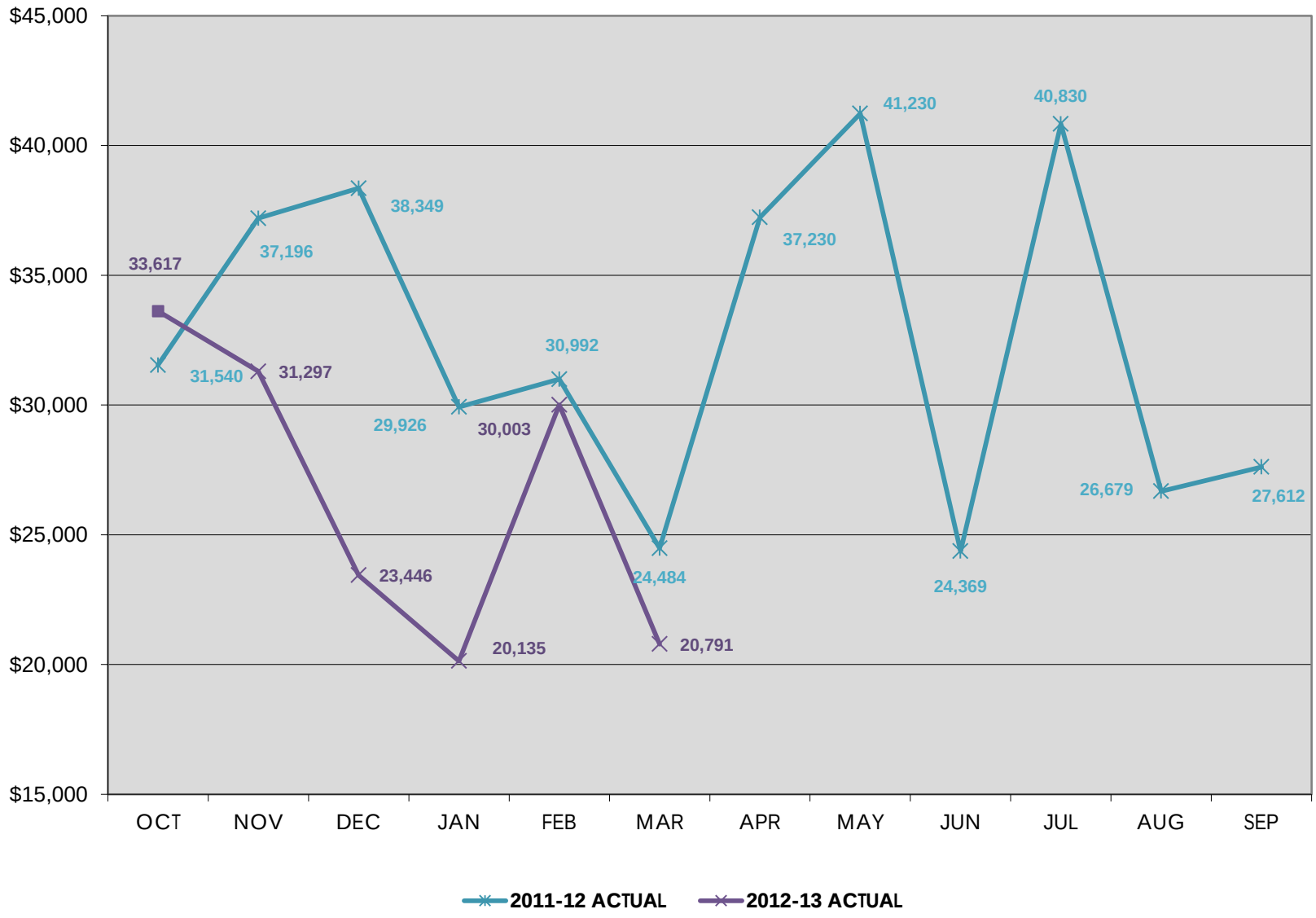
ECONOMIC DEVELOPMENT CORPORATION 4B
SALES TAX - $0.005

	2003-04 ACTUAL	2004-05 ACTUAL	2005-06 ACTUAL	2006-07 ACTUAL	2007-08 ACTUAL	2008-09 ACTUAL	2009-10 ACTUAL	2010-11 ACTUAL	2011-12 ACTUAL	2012-13 BUDGET	2012-13 ACTUAL	2012-13 YTD	GAIN/ LOSS	GAIN/ LOSS	YTD CUM	2012-13 ESTIMATE
OCT	26,737	27,574	30,493	26,719	21,880	22,001	19,568	24,368	31,540	33,287	33,617	33,617	329	6.6%	6.6%	33,617
NOV	33,807	28,806	33,284	41,109	30,548	33,732	27,081	39,515	37,196	37,693	31,297	64,913	(6,397)	-15.9%	-5.6%	31,297
DEC	26,428	23,373	24,372	23,107	23,438	30,093	18,417	24,331	38,349	38,847	23,446	88,359	(15,401)	-38.9%	-17.5%	23,446
JAN	21,991	22,728	23,443	26,331	22,677	19,433	18,102	28,700	29,926	30,424	20,135	108,495	(10,288)	-32.7%	-20.8%	20,135
FEB	35,744	33,862	35,625	29,751	29,839	33,556	24,379	38,020	30,992	31,490	30,003	138,498	(1,487)	-3.2%	-17.6%	30,003
MAR	22,465	21,345	24,975	16,997	21,830	17,063	18,010	25,672	24,484	24,982	20,791	159,289	(4,190)	-15.1%	-17.2%	20,791
APR	23,465	21,936	24,036	25,672	24,231	22,636	18,030	27,583	37,230	37,727	37,727	197,016	-	1.3%	-14.2%	37,727
MAY	36,121	36,355	35,851	32,194	31,278	30,806	55,683	37,335	41,230	41,728	41,728	238,744	-	1.2%	-11.9%	41,728
JUN	33,889	24,011	27,616	26,993	24,985	21,608	29,762	24,899	24,369	24,866	24,866	263,610	-	2.0%	-10.7%	24,866
JUL	25,928	25,987	24,299	27,477	30,517	17,906	141,681	25,572	40,830	41,327	41,327	304,938	-	1.2%	-9.3%	41,327
AUG	30,767	34,222	35,983	28,340	38,499	33,664	34,381	28,137	26,679	27,177	27,177	332,114	-	1.9%	-8.5%	27,177
SEP	25,710	22,677	27,368	30,430	23,534	24,245	27,457	36,010	27,612	28,112	28,112	360,227	-	1.8%	-7.7%	28,112
	343,051	**322,876**	**347,346**	**335,121**	**323,256**	**306,744**	**432,550**	**360,141**	**390,438**	**397,660**	**360,227**		**(37,434)**			**360,227**
	5.41%	**-5.88%**	**7.58%**	**-3.52%**	**-3.54%**	**-5.11%**	**41.01%**	**-16.74%**	**8.41%**	**1.85%**	**-7.74%**					**-7.74%**

Economic Development Corporation Sales Tax Revenue
Three Year History



Economic Development Corporation Sales Tax Revenue
Monthly History



CYPRESS HISTORY FOR KENNEDALE TOWN SHOPPING CENTER
FY2012-2013

ACCOUNT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
INCOME													
Rental Income	$ 16,059.92	$ 16,059.92	$ 16,059.92	$ 16,059.92	$ 15,637.00	$ 15,637.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 95,513.68**
Tax Escrows	$ 2,738.95	$ 2,738.95	$ 2,738.95	$ 2,738.95	$ 2,738.95	$ 2,738.95	$ -	$ -	$ -	$ -	$ -	$ -	**$ 16,433.70**
Insurance Escrows	$ 24.37	$ 24.37	$ 24.37	$ 24.37	$ 24.37	$ 24.37	$ -	$ -	$ -	$ -	$ -	$ -	**$ 146.22**
CAM Escrows	$ 737.16	$ 737.16	$ 737.16	$ 737.16	$ 737.16	$ 737.16	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,422.96**
Security Deposit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
TOTAL INCOME	**$ 19,560.40**	**$ 19,560.40**	**$ 19,560.40**	**$ 19,560.40**	**$ 19,137.48**	**$ 19,137.48**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 116,516.56**
EXPENSES													
General & Admin	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Property Mgmt	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
Office Expenses	$ -	$ 46.31	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 46.31**
Legal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Rental Commissions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Electricity	$ 142.05	$ 391.20	$ 493.36	$ 493.36	$ 885.72	$ 429.18	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,834.87**
Sweeping	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Porter service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Landscape	$ 638.28	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 638.28**
Fire Sprinkler/Alarm	$ 150.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 150.00**
Asphalt	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Water	$ 767.50	$ 1,075.26	$ 841.11	$ 272.78	$ 100.76	$ 210.69	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,268.10**
Landscape Materials	$ -	$ 1,165.35	$ 1,165.00	$ 1,165.35	$ 1,165.35	$ 1,165.35	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,826.40**
Maintenance/Construction	$ 550.00	$ 2,776.18	$ 475.00	$ 706.43	$ 985.00	$ 275.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,767.61**
Roofing Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Signage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
TOTAL EXPENSES	**$ 2,747.83**	**$ 5,954.30**	**$ 3,474.47**	**$ 3,137.92**	**$ 3,636.83**	**$ 2,580.22**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,531.57**
ADJUSTMENTS													
Operating Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
TOTAL ADJUSTMENTS	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NET PROFIT/(LOSS) - CHECK	**$ 16,812.57**	**$ 13,606.10**	**$ 16,085.93**	**$ 16,422.48**	**$ 15,500.65**	**$ 16,557.26**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 94,984.99**
Total Rental Income Posted	$ 16,797.08	$ 16,797.08	$ 16,797.08	$ 16,797.08	$ 16,374.16	$ 16,374.16	$ -	$ -	$ -	$ -	$ -	$ -	**$ 99,936.64**

CYPRESS HISTORY FOR KENNEDALE TOWN SHOPPING CENTER
FY2011-2012

ACCOUNT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
INCOME													
Rental Income	$ 17,468.00	$ 17,468.00	$ 17,468.00	$ 17,468.00	$ 14,668.00	$ 15,090.92	$ 15,090.92	$ 15,090.92	$ 6,690.92	$ 23,490.92	$ 16,059.92	$ 16,059.92	**$ 192,114.44**
Tax Escrows	$ 3,224.02	$ 11,399.98	$ 3,224.02	$ 3,224.02	$ 2,898.37	$ 2,738.95	$ 13,812.15	$ 2,738.95	$ 393.26	$ 5,084.64	$ 2,738.95	$ 2,738.95	**$ 54,216.26**
Insurance Escrows	$ 38.37	$ 38.37	$ 38.37	$ 38.37	$ 23.95	$ 24.37	$ 1,355.60	$ 24.37	$ 24.37	$ 24.37	$ 24.37	$ 24.37	**$ 1,679.25**
CAM Escrows	$ 814.70	$ 814.70	$ 814.70	$ 814.70	$ 737.16	$ 737.16	$ 722.69	$ 737.16	$ 737.16	$ 737.16	$ 737.16	$ 737.16	**$ 9,141.61**
Security Deposit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
TOTAL INCOME	**$ 21,545.09**	**$ 29,721.05**	**$ 21,545.09**	**$ 21,545.09**	**$ 18,327.48**	**$ 18,591.40**	**$ 30,981.36**	**$ 18,591.40**	**$ 7,845.71**	**$ 29,337.09**	**$ 19,560.40**	**$ 19,560.40**	**$ 257,151.56**
EXPENSES													
General & Admin	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Property Mgmt	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	**$ 6,000.00**
Office Expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Legal Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Rental Commissions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Electricity	$ 329.26	$ 361.84	$ 384.35	$ 458.41	$ -	$ -	$ 749.37	$ -	$ 325.66	$ 363.76	$ 375.06	$ 310.85	**$ 3,658.56**
Sweeping	$ 326.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 326.00**
Porter service	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Landscape	$ 638.28	$ 638.28	$ 638.28	$ 1,442.68	$ 638.00	$ 638.28	$ 638.28	$ 638.28	$ 638.28	$ -	$ 638.28	$ 638.28	**$ 7,825.20**
Fire Sprinkler/Alarm	$ 150.00	$ -	$ -	$ 150.00	$ -	$ -	$ 150.00	$ -	$ -	$ 150.00	$ -	$ 200.24	**$ 800.24**
Asphalt	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,217.90	$ 104.42	$ 385.56	**$ 2,707.88**
Landscape Materials	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,603.28	$ -	$ -	**$ 1,603.28**
Maintenance/Construction	$ 3,299.60	$ 5,132.36	$ -	$ 1,650.00	$ 607.58	$ 1,065.00	$ 1,902.23	$ -	$ 1,327.34	$ 5,050.00	$ 275.00	$ 1,050.00	**$ 21,359.11**
Roofing Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Signage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
TOTAL EXPENSES	**$ 5,243.14**	**$ 6,632.48**	**$ 1,522.63**	**$ 4,201.09**	**$ 1,745.58**	**$ 2,203.28**	**$ 3,939.88**	**$ 1,138.28**	**$ 2,791.28**	**$ 9,884.94**	**$ 1,892.76**	**$ 3,084.93**	**$ 44,280.27**
ADJUSTMENTS													
Operating Balance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
TOTAL ADJUSTMENTS	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
NET PROFIT/(LOSS) - CHECK	**$ 16,301.95**	**$ 23,088.57**	**$ 20,022.46**	**$ 17,344.00**	**$ 16,581.90**	**$ 16,388.12**	**$ 27,041.48**	**$ 17,453.12**	**$ 5,054.43**	**$ 19,452.15**	**$ 17,667.64**	**$ 16,475.47**	**$ 212,871.29**
Total Rental Income Posted	$ 18,282.70	$ 18,282.70	$ 18,282.70	$ 18,282.70	$ 15,405.16	$ 15,828.08	$ 15,813.61	$ 15,828.08	$ 7,428.08	$ 24,228.08	$ 16,797.08	$ 16,797.08	**$ 201,256.05**

EXPENDITURE LINE ITEM SUMMARY

15: EDC4B FUND
01: ADMINISTRATION

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD JAN	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD JAN	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5101-01-00	SALARIES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5107-01-00	OVERTIME	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5111-01-00	AUTO ALLOWANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5114-01-00	LONGEVITY	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5115-01-00	RETIREMENT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5116-01-00	UNEMPLOYMENT INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5117-01-00	FICA	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5118-01-00	MEDICAL INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5120-01-00	LIFE INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5121-01-00	DENTAL INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5122-01-00	VISION INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5190-01-00	VACATION/SICK/TERM/LEAVE ADJ	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	PERSONNEL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.0%**	**0.0%**
5220-01-00	UNIFORMS	300	300	-	-	300	300	-	300	-	0.0%	0.0%
5240-01-00	PRINTED SUPPLIES	16,544	16,544	1,263	9,305	16,544	16,544	2,056	16,544	-	93.8%	20.3%
5260-01-00	GENERAL OFFICE SUPPLIES	250	250	-	-	250	250	-	250	-	30.9%	4.7%
5261-01-00	POSTAGE	250	250	-	58	250	250	-	250	-	0.0%	11.8%
5280-01-00	MINOR EQUIP/SMALL TOOLS<$5K	-	-	-	-	-	-	-	-	-	#DIV/0!	0.0%
5290-01-00	EXPENDABLE SUPPLIES	4,000	4,000	8,181	7,681	-	-	-	-	(4,000)	1.2%	444.4%
	SUPPLIES	**$ 21,344**	**$ 21,344**	**$ 9,444**	**$ 17,044**	**$ 17,344**	**$ 17,344**	**$ 2,056**	**$ 17,344**	**$ (4,000)**	**86.5%**	**82.5%**
5403-01-00	BUILDING MAINTENANCE	-	-	775	775	-	-	-	-	-	#DIV/0!	0.0%
5440-01-00	OFFICE EQUIP/SOFTWARE MAINT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	MAINTENANCE	**$ -**	**$ -**	**$ 775**	**$ 775**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**#DIV/0!**	**0.0%**
5501-01-00	ADVERTISING	5,000	5,000	2,871	2,871	5,000	5,000	2,626	5,000	-	40.2%	28.7%
5510-01-00	ASSOC DUES/PUBLICATIONS	2,350	2,350	-	7,334	9,775	9,775	1,157	9,775	7,425	1737.5%	72.9%
5512-01-00	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5525-01-00	TRAINING/SEMINARS	1,000	1,000	-	395	1,000	1,000	270	1,000	-	0.0%	0.0%
5565-01-00	LEGAL SERVICES	10,000	10,000	3,914	40,249	16,000	16,000	100	16,000	6,000	63.3%	30.3%
5567-01-00	AUDIT SERVICES	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	-	37.5%	100.0%
5569-01-00	IT SUPPORT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-01-00	SPECIAL SERVICES	61,036	61,036	41,532	95,805	49,036	49,036	34,132	49,036	(12,000)	157.3%	132.7%
5575-01-00	EQUIPMENT RENTAL	-	-	-	-	-	-	-	-	-	#DIV/0!	0.0%
5578-01-00	TRAVEL	700	700	-	-	700	700	164	700	-	17.4%	3.2%
5580-01-00	ENGINEERING SERVICES	-	-	51,570	84,330	50,000	50,000	18,999	50,000	50,000	0.0%	0.0%
5585-01-00	TELEPHONE SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5595-01-00	ADMIN CHARGE-GENERAL FUND	132,840	132,840	16,303	61,890	106,668	106,668	12,222	106,668	(26,172)	125.2%	96.2%
	SUNDRY	**$ 214,426**	**$ 214,426**	**$ 117,690**	**$ 294,374**	**$ 239,679**	**$ 239,679**	**$ 71,170**	**$ 239,679**	**$ 25,253**	**126.3%**	**102.8%**
5610-01-00	VISUAL GRANT	-	-	-	-	-	-	6,000	6,000	-	0.0%	0.0%
5615-01-00	FUNCTIONAL GRANT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5625-01-00	ISSUANCE COST	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	DEBT	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,000**	**$ 6,000**	**$ -**	**0.0%**	**0.0%**
5701-01-00	TRANSFER OUT-GENERAL FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5714-01-00	TRANSFER OUT-DEDICATION FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5795-01-00	TRANSFER OUT-EDC RESERVE FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.0%**	**0.0%**
5800-01-00	LAND	325,000	325,000	87,487	164,582	-	-	1,662	1,662	(325,000)	26.9%	#DIV/0!
5813-01-00	KENNEDALE ENTRANCE SIGN	45,000	45,000	-	-	45,000	45,000	-	45,000	-	0.0%	0.0%
5820-01-00	BUILDING IMPROVEMENT	15,000	15,000	39,209	39,209	-	-	-	-	(15,000)	261.4%	0.0%
5875-01-00	CONSTRUCTION	-	-	35,145	83,138	-	-	-	-	-	#DIV/0!	0.0%
	CAPITAL	**$ 385,000**	**$ 385,000**	**$ 161,841**	**$ 286,928**	**$ 45,000**	**$ 45,000**	**$ 1,662**	**$ 46,662**	**$ (340,000)**	**42.0%**	**3.7%**
	TOTAL EXPENDITURES	**$ 620,770**	**$ 620,770**	**$ 289,750**	**$ 599,121**	**$ 302,022**	**$ 302,022**	**$ 80,889**	**$ 309,684**	**$ (318,747)**	**46.7%**	**26.8%**

15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD JAN	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD JAN	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5620-01-03	ISSUANCE COSTS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5621-01-03	PAYING AGENT FEES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5643-01-03	2007 $1.2M TAX BOND-INTEREST	74,365	74,365	74,210	74,210	71,585	71,585	35,738	71,585	(2,780)	99.8%	49.9%
5644-01-03	2007 $1.2M TAX BOND-PRINCIPAL	40,000	40,000	40,000	40,000	40,000	40,000	-	40,000	-	100.0%	0.0%
5645-01-03	2011 $1.7M TX LEVERAGE-INT	50,479	50,479	32,116	28,594	19,359	19,359	6,547	19,359	(31,120)	63.6%	33.8%
5646-01-03	2011 $1.7M TX LEVERAGE-PRI	131,399	131,399	1,091,348	1,094,870	34,813	34,813	11,510	34,813	(96,586)	830.6%	33.1%
	DEBT	**$ 296,243**	**$ 296,243**	**$ 1,237,674**	**$ 1,237,674**	**$ 165,757**	**$ 165,757**	**$ 53,795**	**$ 165,757**	**$ (130,486)**	**417.8%**	**32.5%**
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	153,119	153,119	153,119	153,119	151,619	151,619	38,309	151,619	(1,500)	100.0%	25.3%
	TRANSFER	**$ 153,119**	**$ 153,119**	**$ 153,119**	**$ 153,119**	**$ 151,619**	**$ 151,619**	**$ 38,309**	**$ 151,619**	**$ (1,500)**	**100.0%**	**25.3%**
	TOTAL EXPENDITURES	**$ 449,362**	**$ 449,362**	**$ 1,390,793**	**$ 1,390,793**	**$ 317,376**	**$ 317,376**	**$ 92,105**	**$ 317,376**	**$ (131,986)**	**309.5%**	**29.0%**

15: EDC4B FUND
02: TOWN SHOPPING CENTER

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD JAN	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD JAN	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5280-02-00	MINOR EQUIP/SMALL TOOLS<$5K	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	SUPPLIES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.0%**	**0.0%**
5403-02-00	BUILDING MAINTENANCE	22,856	22,856	14,065	34,622	22,856	22,856	12,319	22,856	-	61.5%	53.9%
	MAINTENANCE	**$ 22,856**	**$ 22,856**	**$ 14,065**	**$ 34,622**	**$ 22,856**	**$ 22,856**	**$ 12,319**	**$ 22,856**	**$ -**	**61.5%**	**53.9%**
5501-02-00	ADVERTISING	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5510-02-00	ASSOC DUES/PUBLICATIONS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5512-02-00	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5530-02-00	ELECTRIC SERVICES	4,200	4,200	1,534	3,659	4,200	4,200	1,129	4,200	-	36.5%	26.9%
5545-02-00	INSURANCE-PROPERTY	4,000	4,000	5,881	5,881	4,000	4,000	8,476	8,476	-	147.0%	211.9%
5565-02-00	LEGAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-02-00	SPECIAL SERVICES	36,580	36,580	2,000	19,052	17,892	17,892	2,046	17,892	(18,688)	5.5%	11.4%
	SUNDRY	**$ 44,780**	**$ 44,780**	**$ 9,415**	**$ 28,592**	**$ 26,092**	**$ 26,092**	**$ 11,652**	**$ 30,568**	**$ (18,688)**	**21.0%**	**44.7%**
	TOTAL EXPENDITURES	**$ 67,636**	**$ 67,636**	**$ 23,481**	**$ 63,214**	**$ 48,948**	**$ 48,948**	**$ 23,971**	**$ 53,424**	**$ (18,688)**	**34.7%**	**49.0%**

15: EDC4B FUND
03: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD JAN	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD JAN	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5570-03-00	SPECIAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5579-03-00	ARCHITECT/DESIGN SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5580-03-00	ENGINEERING SERVICES	10,000	10,000	-	8,516	-	-	-	-	(10,000)	0.0%	0.0%
	SUNDRY	**$ 10,000**	**$ 10,000**	**$ -**	**$ 8,516**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (10,000)**	**0.0%**	**0.0%**
5800-03-00	LAND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5847-03-00	CONSTRUCTION	160,000	160,000	93,967	134,134	30,000	30,000	(1,734)	30,000	(130,000)	58.7%	-5.8%
	CAPITAL	**$ 160,000**	**$ 160,000**	**$ 93,967**	**$ 134,134**	**$ 30,000**	**$ 30,000**	**$ (1,734)**	**$ 30,000**	**$ (130,000)**	**58.7%**	**-5.8%**
		$ 170,000	**$ 170,000**	**$ 93,967**	**$ 142,650**	**$ 30,000**	**$ 30,000**	**$ (1,734)**	**$ 30,000**	**$ (140,000)**	**55.3%**	**-5.8%**

15: EDC4B FUND
04: TEXAS LEVERAGE PROGRAM

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD JAN	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD JAN	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5580-03-00	ENGINEERING SERVICES	-	-	-	-	-	-	11,573	11,573	-	0.0%	#DIV/0!
	SUNDRY	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 11,573**	**$ 11,573**	**$ -**	**0.0%**	**#DIV/0!**
5615-04-00	FUNCTIONAL GRANT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5620-04-00	ISSUANCE COSTS	17,000	17,000	17,000	17,000	-	-	-	-	(17,000)	100.0%	0.0%
	DEBT	**$ 17,000**	**$ 17,000**	**$ 17,000**	**$ 17,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (17,000)**	**100.0%**	**0.0%**
5800-04-00	LAND	-	-	-	-	-	-	189,251	189,251	-	0.0%	#DIV/0!
5847-04-00	CONSTRUCTION	1,668,975	1,668,975	-	-	395,548	395,548	-	174,945	(1,273,427)	0.0%	0.0%
	CAPITAL	**$ 1,668,975**	**$ 1,668,975**	**$ -**	**$ -**	**$ 395,548**	**$ 395,548**	**$ 189,251**	**$ 364,196**	**$ (1,273,427)**	**0.0%**	**47.8%**
		$ 1,685,975	**$ 1,685,975**	**$ 17,000**	**$ 17,000**	**$ 395,548**	**$ 395,548**	**$ 200,824**	**$ 375,769**	**$ (1,290,427)**	**1.0%**	**50.8%**

19: EDC4B CAPITAL BOND FUND

CATEGORY	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD JAN	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD JAN	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
BEGINNING FUND BALANCE	**$ 396,455**	**$ 464,133**	**$ 464,133**	**$ 464,133**	**$ -**	**$ 46,182**	**$ 46,182**	**$ 46,182**			
INVESTMENT EARNINGS	250	250	127	268	-	-	56	100	(250)	50.8%	#DIV/0!
TRANSFERS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	**$ 250**	**$ 250**	**$ 127**	**$ 268**	**$ -**	**$ -**	**$ 56**	**$ 100**	**$ (250)**	**50.8%**	**#DIV/0!**
MAINTENANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
SUNDRY	250,000	250,000	16,793	32,507	-	-	-	-	(250,000)	6.7%	0.0%
CAPITAL	95,000	95,000	219,786	385,711	-	-	234	234	(95,000)	231.4%	#DIV/0!
TOTAL EXPENDITURES	**$ 345,000**	**$ 345,000**	**$ 236,579**	**$ 418,218**	**$ -**	**$ -**	**$ 234**	**$ 234**	**$(345,000)**	**68.6%**	**#DIV/0!**
REVENUES OVER EXPENDITURES	$ (344,750)	$ (344,750)	$ (236,452)	$ (417,951)	$ -	$ -	$ (178)	$ (134)	$ 344,750		
ENDING FUND BALANCE	**$ 51,705**	**$ 119,383**	**$ 227,681**	**$ 46,182**	**$ -**	**$ 46,182**	**$ 46,003**	**$ 46,047**	**$ 344,750**		
ADJUSTMENTS											
FUND BALANCE AS % OF EXP	**15.0%**	**34.6%**	**96.2%**	**11.0%**	**N/A**	**N/A**	**19642.7%**	**19661.6%**			
RESERVE (NO REQUIREMENT)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**			
RESERVE SURPLUS/(SHORTFALL)	**$ 51,705**	**$ 119,383**	**$ 227,681**	**$ 46,182**	**$ -**	**$ 46,182**	**$ 46,003**	**$ 46,047**			

19: EDC4B CAPITAL BOND FUND

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD JAN	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD JAN	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
4401-00-00	INVESTMENT INCOME	250	250	127	268	-	-	56	100	(250)	50.8%	#DIV/0!
	INVESTMENT EARNINGS	**$ 250**	**$ 250**	**$ 127**	**$ 268**	**$ -**	**$ -**	**$ 56**	**$ 100**	**$ (250)**	**50.8%**	**#DIV/0!**
4913-00-00	TRANSFER IN-CAPITAL BOND FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.0%**	**0.0%**
	TOTAL REVENUES	**$ 250**	**$ 250**	**$ 127**	**$ 268**	**$ -**	**$ -**	**$ 56**	**$ 100**	**$ (250)**	**50.8%**	**#DIV/0!**

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD JAN	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD JAN	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5403-01-00	BUILDING MAINTENANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	MAINTENANCE	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.0%**	**0.0%**
5525-01-00	TRAINING/SEMINARS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-01-00	SPECIAL SERVICES	240,000	240,000	13,750	13,750	-	-	-	-	(240,000)	5.7%	0.0%
5579-01-00	ARCHITECT/DESIGN SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5580-01-00	ENGINEERING SERVICES	10,000	10,000	3,043	18,757	-	-	-	-	(10,000)	30.4%	0.0%
	SUNDRY	**$ 250,000**	**$ 250,000**	**$ 16,793**	**$ 32,507**	**$ -**	**$ -**	**$ -**	**$ -**	**$(250,000)**	**6.7%**	**0.0%**
5800-01-00	LAND	25,000	25,000	-	-	-	-	-	-	(25,000)	0.0%	0.0%
5847-01-00	CONSTRUCTION	70,000	70,000	219,786	385,711	-	-	234	234	(70,000)	314.0%	#DIV/0!
	CAPITAL	**$ 95,000**	**$ 95,000**	**$ 219,786**	**$ 385,711**	**$ -**	**$ -**	**$ 234**	**$ 234**	**$ (95,000)**	**231.4%**	**#DIV/0!**
	TOTAL EXPENDITURES	**$ 345,000**	**$ 345,000**	**$ 236,579**	**$ 418,218**	**$ -**	**$ -**	**$ 234**	**$ 234**	**$(345,000)**	**68.6%**	**#DIV/0!**

95: EDC4B RESERVE FUND

CATEGORY	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD JAN	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD JAN	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
BEGINNING FUND BALANCE	**$ 119,767**	**$ 119,766**	**$ 119,766**	**$ 119,766**	**$ 119,866**	**$ 119,862**	**$ 119,862**	**$ 119,862**			
INVESTMENT EARNINGS	240	240	28	96	200	200	21	100	(40)	11.5%	10.3%
TRANSFERS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	**$ 240**	**$ 240**	**$ 28**	**$ 96**	**$ 200**	**$ 200**	**$ 21**	**$ 100**	**$ (40)**	**11.5%**	**10.3%**
TRANSFERS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.0%**	**0.0%**
REVENUES OVER EXPENDITURES	$ 240	$ 240	$ 28	$ 96	$ 200	$ 200	$ 21	$ 100	$ (40)		
ENDING FUND BALANCE	**$ 120,007**	**$ 120,006**	**$ 119,794**	**$ 119,862**	**$ 120,066**	**$ 120,062**	**$ 119,882**	**$ 119,962**	**$ (40)**		
ADJUSTMENTS						-	-	-			
FUND BALANCE AS % OF EXP	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**			
RESERVE ($112,606 REQUIREMENT)	$ 112,606	$ 112,606	$ 112,606	$ 112,606	$ 112,606	$ 112,606	$ 112,606	$ 112,606			
RESERVE SURPLUS/(SHORTFALL)	**$ 7,401**	**$ 7,400**	**$ 7,188**	**$ 7,256**	**$ 7,460**	**$ 7,456**	**$ 7,276**	**$ 7,356**			

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD JAN	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD JAN	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
4401-00-00	INVESTMENT INCOME	240	240	28	96	200	200	21	100	(40)	11.5%	10.3%
	INVESTMENT EARNINGS	**$ 240**	**$ 240**	**$ 28**	**$ 96**	**$ 200**	**$ 200**	**$ 21**	**$ 100**	**$ (40)**	**11.5%**	**10.3%**
4915-00-00	TRANSFER IN-EDC FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
4920-00-00	TRANSFER IN	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	OTHER AGENCY	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.0%**	**0.0%**
	TOTAL REVENUES	**$ 240**	**$ 240**	**$ 28**	**$ 96**	**$ 200**	**$ 200**	**$ 21**	**$ 100**	**$ (40)**	**11.5%**	**10.3%**

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD DEC	FY11-12 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD DEC	FY11-12 ESTIMATE	CY - PY CHANGE	FY09-10 YTD %	FY10-11 YTD %
5715-00-00	TRANSFER OUT-EDC FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.0%**	**0.0%**
	TOTAL EXPENDITURES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.0%**	**0.0%**

KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

Staff Report to the Board of Directors

Date: March 26, 2013

Agenda Item No: STAFF ANNOUNCEMENTS/REPORTS - A.

I. Subject:
Updates and information from Orasi Development.

1. TownCenter Update
2. Tax Increment Refinancing Zone Update
3. Oak Crest Development Update

II. Originated by:

Bob Hart, City Manager

III. Summary:

IV. Recommendation:
None

V. Alternative Actions:

VI. Attachments:

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Staff Report to the Board of Directors

Date: March 26, 2013

Agenda Item No: EXECUTIVE SESSION - A.

I. Subject:
The Economic Development Corporation will meet in closed session pursuant to Section 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business project with whom the city is conducting economic development negotiations.

1. Review and discuss incentives for hotel development, including the Link Street Extension.
2. Review and discuss incentives for the proposed urgent care clinic at 1298 W. Kennedale Parkway.
3. Review and discuss incentives for the Pier Skatepark, including the sale of land on Bowman Springs Road.

II. Originated by:

Bob Hart, City Manager

III. Summary:
Bob Hart will present information on this topic during executive session.

IV. Recommendation:
None

V. Alternative Actions:

VI. Attachments: