

**CITY OF MEADOWS PLACE, TEXAS**  
**FORT BEND COUNTY, TEXAS**  
**ANNUAL FINANCIAL REPORT**  
**SEPTEMBER 30, 2013**

**CITY OF MEADOWS PLACE, TEXAS**

**FORT BEND COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**SEPTEMBER 30, 2013**

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## **INDEPENDENT AUDITOR'S REPORT**

Honorable Mayor and Board of Aldermen  
City of Meadows Place, Texas  
Fort Bend County, Texas

We have audited the accompanying financial statements of the governmental activities, the discretely presented component unit and each major fund of City of Meadows Place, Texas (the "City"), as of and for the year ended September 30, 2013, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

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

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

### **Auditor's Responsibility**

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City'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.

Honorable Mayor and Board of Aldermen  
City of Meadows Place, Texas

## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the discretely presented component unit and each major fund of the City as of September 30, 2013, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis on pages 3 through 8 and the Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund on page 40 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.

## **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The other supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide any assurance, has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.



McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants

December 17, 2013

**CITY OF MEADOWS PLACE, TEXAS  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2013**

Management's discussion and analysis of the City of Meadows Place, Texas (the "City") financial performance provides an overview of the City's financial activities for the fiscal year ended September 30, 2013. Please read it in conjunction with the City's financial statements, which begin on page 9.

**USING THIS ANNUAL REPORT**

This annual report consists of a series of financial statements. The basic financial statements include: (1) the government-wide financial statements, (2) the fund financial statements and (3) the notes to the financial statements. This report also includes required and 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 City's finances, in a manner similar to a private-sector business. The government-wide financial statements are prepared utilizing the economic resources measurement focus and the accrual basis of accounting. The Statement of Net Position on page 9 presents information on all of the City's assets and liabilities, with the difference between 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 City is improving or deteriorating. Other non-financial factors should also be taken into consideration, such as changes in the City's property tax base and the condition of the City's infrastructure (i.e. water and wastewater systems, streets and sidewalks, etc.), to assess the overall health or financial condition of the City.

The Statement of Activities on pages 10 and 11 presents information showing how the City's net position changed during the most recent fiscal year. All of the revenues and expenses are taken into account as soon as the underlying event giving rise to the item occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

In the Statement of Net Position and the Statement of Activities, the City is divided into two kinds of activities:

- Governmental Activities - Most of the City's basic services are reported here, including police, public works, municipal courts, parks, public utilities and general administration. Property taxes, sales taxes, franchise fees, water and wastewater fees, fines and forfeitures finance most of these activities.
- Component Unit – The City includes one separate legal entity in its report – the Meadows Economic Development Corporation. Although legally separate, this component unit is included because the City is financially accountable for it.

**CITY OF MEADOWS PLACE, TEXAS  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2013**

**FUND FINANCIAL STATEMENTS**

The financial statements also include 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 City has three governmental fund types. The General Fund accounts for resources not accounted for in another fund, customer service revenues, costs and general expenditures. The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes. The Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

Governmental funds are reported in the Governmental Funds Balance Sheet on pages 12 and 13 and in the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances on pages 15 and 16. The focus in the fund statements provides a distinctive view of the City's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the City and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position on page 14 and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities on page 17 explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

**NOTES TO THE FINANCIAL STATEMENTS**

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the financial statements can be found on pages 18 through 38 in this report.

**OTHER INFORMATION**

In addition to the financial statements and accompanying notes, this report also presents certain required supplementary information ("RSI") concerning the City's progress in funding its obligation to provide pension benefits to its employees and a budgetary comparison schedule. The City adopts an annual unappropriated budget for its General Fund. A budgetary comparison schedule is included as RSI for the General Fund. RSI can be found on pages 40 and 41 of this report.

**CITY OF MEADOWS PLACE, TEXAS  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2013**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as a useful indicator of the City's financial position. In the case of the governmental activities of the City, assets exceeded liabilities by \$21,658,239 as of September 30, 2013. This compares with assets exceeding liabilities by \$21,416,891 as of September 30, 2012.

A portion of the City's net position reflects its net investment in capital assets (e.g. buildings, land, streets, sidewalks, water and wastewater facilities, and infrastructure, less any debt used to acquire those assets that is still outstanding).

The following table provides a comparative analysis of the Statement of Net Position as of September 30, 2013, and September 30, 2012:

	Summary of Changes in the Statement of Net Position - Governmental Activities		
	2013	2012	Change Positive (Negative)
Current and Other Assets	\$ 5,728,810	\$ 5,370,034	\$ 358,776
Capital Assets (Net of Accumulated Depreciation)	<u>19,702,769</u>	<u>20,075,593</u>	<u>(372,824)</u>
Total Assets	<u>\$ 25,431,579</u>	<u>\$ 25,445,627</u>	<u>\$ (14,048)</u>
Long-Term Liabilities	\$ 2,665,469	\$ 3,314,090	\$ 648,621
Other Liabilities	<u>1,107,871</u>	<u>714,646</u>	<u>(393,225)</u>
Total Liabilities	<u>\$ 3,773,340</u>	<u>\$ 4,028,736</u>	<u>\$ 255,396</u>
Net Position:			
Net Investment in Capital Assets	\$ 16,945,294	\$ 16,986,060	\$ (40,766)
Restricted	689,287	648,870	40,417
Unrestricted	<u>4,023,658</u>	<u>3,781,961</u>	<u>241,697</u>
Total Net Position	<u>\$ 21,658,239</u>	<u>\$ 21,416,891</u>	<u>\$ 241,348</u>

\*

\* As Adjusted, Note 13

The following table provides a summary of the City's operations for the years ended September 30, 2013, and September 30, 2012. The City's net position related to governmental activities increased by \$241,348, accounting for a 1.1% increase in net position. This compares with an increase of \$438,371 in the prior fiscal year.



**CITY OF MEADOWS PLACE, TEXAS  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2013**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)**

	Summary of Changes in the Statement of Activities - Governmental Activities		
	2013	2012	Change Positive (Negative)
Revenues:			
Charges for Services	\$ 2,225,072	\$ 2,205,959	\$ 19,113
Grant Revenue	27,048	130,708	(103,660)
General Revenues:			
Property Taxes	2,432,014	2,434,182	(2,168)
Sales Taxes	834,178	768,428	65,750
Investment Revenues	6,630	7,109	(479)
Other Revenues	293,127	287,955	5,172
Total Revenues	<u>\$ 5,818,069</u>	<u>\$ 5,834,341</u>	<u>\$ (16,272)</u>
Expenses:			
General Government	\$ 778,146	\$ 778,087	\$ (59)
Municipal Court	100,175	90,599	(9,576)
Public Works	795,262	786,338	(8,924)
Police Department	1,492,835	1,428,110	(64,725)
Parks and Recreation	450,662	404,658	(46,004)
Public Utilities	1,853,774	1,784,049	(69,725)
Interest on Long-Term Debt	105,867	124,129	18,262
Total Expenses	<u>\$ 5,576,721</u>	<u>\$ 5,395,970</u>	<u>\$ (180,751)</u>
Change in Net Position	\$ 241,348	\$ 438,371	\$ (197,023)
Net Position, Beginning of Year	21,416,891	20,978,520	438,371
Net Position, End of Year	<u>\$ 21,658,239</u>	<u>\$ 21,416,891</u>	<u>\$ 241,348</u>

\*

\* As Adjusted, Note 13

**FINANCIAL ANALYSIS OF THE CITY'S GOVERNMENTAL FUNDS**

The City's combined fund balances as of September 30, 2013, were \$4,908,889, an increase of \$224,081 from the prior year.

The General Fund fund balance increased by \$202,715, primarily due to operations costs being lower than revenues.

The Debt Service Fund fund balance increased by \$25,706, primarily due to the structure of the debt service requirements.

The Capital Projects Fund fund balance decreased by \$4,340.

**CITY OF MEADOWS PLACE, TEXAS  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2013**

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The City amended the budget during the current fiscal year, adding the cost of the meter replacement project. Actual revenue was \$481,453 more than budgeted revenue and actual expenditures were \$71,725 more than budgeted expenditures. See the budget to actual comparison on page 40.

**CAPITAL ASSETS**

The City's capital assets as of September 30, 2013, amount to \$19,702,769 (net of accumulated depreciation). These capital assets include land, buildings, sidewalks, streets, vehicles and equipment as well as the water, wastewater and drainage systems.

Capital asset events during the current fiscal year included the following:

- Security Camera System
- Audio Visual Equipment
- 2012 Chevy Tahoe
- Meter Replacement project
- Pool Replastering

Capital Assets At Year-End Net of Accumulated Depreciation			
	2013	2012	Change Positive (Negative)
Land	\$ 8,363,976	\$ 8,363,976	\$
Construction in Progress	393,693	378,845	14,848
Buildings	1,120,431	1,142,459	(22,028)
Machinery and Equipment	527,029	258,539	268,490
Park Improvements	705,142	726,586	(21,444)
Vehicles	53,084	37,093	15,991
Water System	1,441,663	1,558,336	(116,673)
Wastewater System	5,161,444	5,364,481	(203,037)
Drainage	567,463	624,911	(57,448)
Streets and Sidewalks	1,368,844	1,620,367	(251,523)
Total Net Capital Assets	<u>\$ 19,702,769</u>	<u>\$ 20,075,593</u>	<u>\$ (372,824)</u>

Additional information on the City's capital assets can be found in Note 6 of this report.

**CITY OF MEADOWS PLACE, TEXAS  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2013**

**LONG-TERM DEBT ACTIVITY**

At the end of the current fiscal year, the City had total debt payable of \$2,960,415. Of this amount bond debt payable was \$2,925,000 and note payable was \$35,415. The changes in the debt position of the City during the fiscal year ended September 30, 2013, are summarized as follows:

Bond Debt Payable, October 1, 2012	\$ 3,285,000
Less: Bond Principal Paid	<u>360,000</u>
Bond Debt Payable, September 30, 2013	<u>\$ 2,925,000</u>

The City's outstanding bonds carry an underlying rating issued by S&P of "AA".

Note Payable, October 1, 2012	\$ - 0 -
Add: Proceeds - 2012 Chevy Tahoe	47,463
Less: Bond Principal Paid	<u>12,048</u>
Note Payable, September 30, 2013	<u>\$ 35,415</u>

**CONTACTING THE CITY'S MANAGEMENT**

This financial report is designed to provide a general overview of the City's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to City of Meadows Place, Texas, One Troyan Drive, Meadows Place Texas 77477.

**CITY OF MEADOWS PLACE, TEXAS**  
**STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2013**

	Primary Government	Discretely Presented Component Unit
	Governmental Activities	Meadows Economic Development Corporation
<b>ASSETS</b>		
Cash and Cash Equivalents, Note 5	\$ 5,354,124	\$ 657,762
Receivables:		
Property Taxes	101,625	
Penalty and Interest on Delinquent Taxes	36,007	
Service Accounts (Net of Reserve for Doubtful Accounts of \$3,000)	124,049	
Garbage Receivable	36,695	
Franchise Fees	39,500	
Liens	12,251	
Grant	24,559	
Land, Note 6	8,363,976	
Construction in Progress, Note 6	393,693	
Capital Assets (Net of Accumulated Depreciation), Note 6	10,945,100	
<b>TOTAL ASSETS</b>	<b>\$ 25,431,579</b>	<b>\$ 657,762</b>
<b>LIABILITIES</b>		
Accounts Payable	\$ 635,439	\$ 945
Accrued Compensated Absences, Note 4	49,664	
Accrued Bond Interest Payable	4,655	
Security Deposits	46,850	
Long-Term Liabilities:		
Due Within One Year, Note 3	371,263	
Due After One Year, Note 3	2,665,469	
<b>TOTAL LIABILITIES</b>	<b>\$ 3,773,340</b>	<b>\$ 945</b>
<b>NET POSITION</b>		
Net Investment in Capital Assets	\$ 16,945,294	\$
Restricted For:		
Debt Service	624,544	
Special Projects	64,743	
Unrestricted	4,023,658	656,817
<b>TOTAL NET POSITION</b>	<b>\$ 21,658,239</b>	<b>\$ 656,817</b>

The accompanying notes to the financial  
statements are an integral part of this report.

**CITY OF MEADOWS PLACE, TEXAS  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2013**

		Program Revenues	
	Expenses	Charges for Services	Grants
<b>GOVERNMENTAL ACTIVITIES</b>			
General Government	\$ 778,146	\$ 115,696	\$ 1,962
Municipal Court	100,175	21,863	
Public Works	795,262		
Police Department	1,492,835	430,684	25,086
Parks and Recreation	450,662	42,200	
Public Utilities	1,853,774	1,614,629	
Interest on Long-Term Debt	105,867		
<b>TOTAL GOVERNMENTAL ACTIVITIES</b>	<u>\$ 5,576,721</u>	<u>\$ 2,225,072</u>	<u>\$ 27,048</u>
<b>COMPONENT UNIT</b>	<u>\$ 38,513</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
<b>GENERAL REVENUES:</b>			
Property Taxes			
Sales Taxes			
Franchise Fees			
Investment Income			
<b>TOTAL GENERAL REVENUES</b>			
<b>CHANGE IN NET POSITION</b>			
<b>NET POSITION - OCTOBER 1, 2012, AS ADJUSTED, NOTE 13</b>			
<b>NET POSITION - SEPTEMBER 30, 2013</b>			

The accompanying notes to the financial  
statements are an integral part of this report.

<u>Net (Expense) Revenue and Changes in Net Position</u>	
<u>Primary</u>	<u>Discretely Presented</u>
<u>Government</u>	<u>Component Unit</u>
<u>Governmental</u>	<u>Meadows Economic</u>
<u>Activities</u>	<u>Development</u>
<u>Corporation</u>	
\$ (660,488)	\$
(78,312)	
(795,262)	
(1,037,065)	
(408,462)	
(239,145)	
(105,867)	
<u>\$ (3,324,601)</u>	<u>\$ - 0 -</u>
<u>\$ - 0 -</u>	<u>\$ (38,513)</u>
\$ 2,432,014	\$
834,178	277,097
293,127	
6,630	474
<u>\$ 3,565,949</u>	<u>\$ 277,571</u>
\$ 241,348	\$ 239,058
21,416,891	417,759
<u>\$ 21,658,239</u>	<u>\$ 656,817</u>

The accompanying notes to the financial statements are an integral part of this report.

**CITY OF MEADOWS PLACE, TEXAS**  
**GOVERNMENTAL FUNDS BALANCE SHEET**  
**SEPTEMBER 30, 2013**

	<u>General Fund</u>	<u>Debt Service Fund</u>
<b>ASSETS</b>		
Cash and Cash Equivalents, Note 5	\$ 4,475,539	\$ 599,328
Receivables:		
Property Taxes	79,744	21,881
Penalty and Interest on Delinquent Taxes	28,017	7,990
Service Accounts (Net of Allowance for Doubtful Accounts of \$3,000)	124,049	
Garbage Receivable	36,695	
Franchise Fees	39,500	
Liens	12,251	
Grant	24,559	
<b>TOTAL ASSETS</b>	<u>\$ 4,820,354</u>	<u>\$ 629,199</u>
<b>LIABILITIES</b>		
Accounts Payable	\$ 635,439	\$
Security Deposits	46,850	
<b>TOTAL LIABILITIES</b>	<u>\$ 682,289</u>	<u>\$ - 0 -</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Taxes	\$ 79,744	\$ 21,881
Penalty and Interest on Delinquent Taxes	28,017	7,990
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<u>\$ 107,761</u>	<u>\$ 29,871</u>
<b>FUND BALANCES</b>		
Restricted for Authorized Construction	\$	\$
Restricted for Future Debt Service		599,328
Restricted for Special Projects, Note 12	64,743	
Assigned for Construction Project, Note 2	333,337	
Unassigned	3,632,224	
<b>TOTAL FUND BALANCES</b>	<u>\$ 4,030,304</u>	<u>\$ 599,328</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u>\$ 4,820,354</u>	<u>\$ 629,199</u>

The accompanying notes to the financial  
statements are an integral part of this report.

<u>Capital Projects Fund</u>	<u>Primary Government Total</u>	<u>Discretely Presented Component Unit</u>
\$ 279,257	\$ 5,354,124	\$ 657,762
	101,625	
	36,007	
	124,049	
	36,695	
	39,500	
	12,251	
	24,559	
<u>\$ 279,257</u>	<u>\$ 5,728,810</u>	<u>\$ 657,762</u>
\$	\$ 635,439	\$ 945
	46,850	
<u>\$ - 0 -</u>	<u>\$ 682,289</u>	<u>\$ 945</u>
\$	\$ 101,625	\$
	36,007	
<u>\$ - 0 -</u>	<u>\$ 137,632</u>	<u>\$ - 0 -</u>
\$ 279,257	\$ 279,257	\$
	599,328	
	64,743	
	333,337	100,000
	3,632,224	556,817
<u>\$ 279,257</u>	<u>\$ 4,908,889</u>	<u>\$ 656,817</u>
<u>\$ 279,257</u>	<u>\$ 5,728,810</u>	<u>\$ 657,762</u>

The accompanying notes to the financial  
statements are an integral part of this report.



**CITY OF MEADOWS PLACE, TEXAS**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2013**

Total Fund Balances - Governmental Funds \$ 4,908,889

Amounts reported for governmental activities in the Statement of Net Position are different because:

Land, construction in progress and capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds. 19,702,769

Deferred tax revenues and deferred penalty and interest revenues on delinquent taxes for the 2012 and prior tax levies became part of recognized revenue in the governmental activities of the City. 137,632

Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of:

Accrued Compensated Absences	\$ (49,664)	
Accrued Bond Interest Payable	(4,655)	
Bonds Payable Within One Year	(360,000)	
Bonds Payable After One Year	(2,641,317)	
Note Payable Due Within One Year	(11,263)	
Note Payable Due After One Year	<u>(24,152)</u>	<u>(3,091,051)</u>

Total Net Position - Governmental Activities \$ 21,658,239

The accompanying notes to the financial  
statements are an integral part of this report.

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**CITY OF MEADOWS PLACE, TEXAS**  
**GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2013**

	<u>General Fund</u>	<u>Debt Service Fund</u>
<b>REVENUES</b>		
Property Taxes and Penalties	\$ 1,920,198	\$ 508,604
City Sales Taxes	834,178	
Public Utilities	1,614,629	
Franchise Fees	293,127	
Fines and Forfeitures	452,547	
Licenses and Permits	89,684	
Investment Revenues	6,174	190
Other	95,260	
<b>TOTAL REVENUES</b>	<u>\$ 5,305,797</u>	<u>\$ 508,794</u>
<b>EXPENDITURES</b>		
Service Operations:		
General Government	\$ 491,757	\$ 5,841
Municipal Court	98,887	
Public Works	790,378	
Police Department	1,406,032	
Parks and Recreation	388,942	
Public Utilities Water/Sewer	1,513,444	
Capital Outlay	448,163	
Debt Service:		
Principal	12,048	360,000
Interest	894	117,247
<b>TOTAL EXPENDITURES</b>	<u>\$ 5,150,545</u>	<u>\$ 483,088</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 155,252</u>	<u>\$ 25,706</u>
<b>OTHER FINANCING SOURCES (USES)</b>		
Note Proceeds, Note 3	<u>\$ 47,463</u>	<u>\$ - 0 -</u>
<b>NET CHANGE IN FUND BALANCES</b>	\$ 202,715	\$ 25,706
<b>FUND BALANCES - OCTOBER 1, 2012</b>	<u>3,827,589</u>	<u>573,622</u>
<b>FUND BALANCES - SEPTEMBER 30, 2013</b>	<u>\$ 4,030,304</u>	<u>\$ 599,328</u>

The accompanying notes to the financial  
statements are an integral part of this report.

Capital Projects Fund	Primary Government Total	Discretely Presented Component Unit
\$	\$ 2,428,802	\$
	834,178	277,097
	1,614,629	
	293,127	
	452,547	
	89,684	
266	6,630	474
	95,260	
<u>\$ 266</u>	<u>\$ 5,814,857</u>	<u>\$ 277,571</u>
 \$	 \$ 497,598	 \$ 38,513
	98,887	
4,606	794,984	
	1,406,032	
	388,942	
	1,513,444	
	448,163	
	372,048	
	118,141	
<u>\$ 4,606</u>	<u>\$ 5,638,239</u>	<u>\$ 38,513</u>
 \$ (4,340)	 \$ 176,618	 \$ 239,058
 \$ - 0 -	 \$ 47,463	 \$ - 0 -
\$ (4,340)	\$ 224,081	\$ 239,058
283,597	4,684,808	417,759
<u>\$ 279,257</u>	<u>\$ 4,908,889</u>	<u>\$ 656,817</u>

The accompanying notes to the financial statements are an integral part of this report.

**CITY OF MEADOWS PLACE, TEXAS**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**TO THE STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2013**

Net Change in Fund Balances - Governmental Funds \$ 224,081

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied. 3,212

Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities. (820,987)

Governmental funds report capital expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Activities is not affected. 448,163

Governmental funds do not account for the decrease in accrued compensated absences. However, in the Statement of Activities, the decrease is recorded as a reduction of the current year expense. 5,170

Governmental funds report equalization costs for the groundwater reduction plan as an expenditure in the year paid. However, a liability is recorded in the Statement of Net Position for the remaining balance of the equalization fee and the an expense is recorded in the Statement of Activities when the fee is assessed. 44,850

Governmental funds report principal payments on debt as expenditures. However, in the Statement of Net Position, principal payments are reported as decreases in long-term liabilities. 372,048

Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end. 12,274

Governmental funds report proceeds from the issuance of debt as other financing sources. However, in the Statement of Net Position long-term liabilities are increased by debt proceeds and the Statement of Activities is not affected. (47,463)

Change in Net Position - Governmental Activities \$ 241,348

The accompanying notes to the financial  
statements are an integral part of this report.

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 1. CREATION OF CITY**

The City of Meadows Place (the “City”) was incorporated in November of 1983 under the provisions of the State of Texas. The City is governed by an elected five-member council and a mayor. The City provides the following services; public safety, maintenance and improvements to highways and streets, public improvements, and general administration services.

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (GASB). The accounting and reporting policies of the City relating to the funds included in the accompanying financial statements conform to accounting principles generally accepted in the United States of America (US GAAP) applicable to state and local governments. US GAAP for local governments include those principles prescribed by GASB, the American Institute of Certified Public Accountants in the publication entitled Audits of State and Local Governmental Units and by the Financial Accounting Standards Board (when applicable).

GASB has established the criteria for determining whether or not a given entity is a component unit. The criteria are (1) is the potential component unit a legally separate entity, (2) does the primary government appoint a voting majority of the potential component unit’s board, (3) is the primary government able to impose its will on the potential component unit, (4) is there a financial benefit or burden relationship. The City is an independent political subdivision of the State of Texas and is considered a primary government. Based on these considerations, the City’s financial statements include the Meadows Economic Development Corporation. No other entities have been included in the City’s reporting entity. Additionally, as the City is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other type of reporting entity.

Discretely Presented Component Units

Meadows Economic Development Corporation (the “Corporation”) has been included in the reporting entity as a discretely presented component unit. The Corporation was created by the City under the Texas Development Corporation Act of 1979 for the purpose of promoting, assisting, and enhancing economic and development activities on behalf of the City. The Board of Directors is appointed by and serves at the discretion of City Council. City Council approval is required for annual budgets and bonded debt issuance. In the event of dissolution, all assets of the Corporation shall be conveyed to the City.

During a prior year, with voter approval, the City converted the Corporation from a 4A to a 4B corporation to provide the City greater flexibility in the use of sales tax revenues.

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting.

GASB Codification sets forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components-Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

- Net Investment in Capital Assets– This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

When both restricted and unrestricted resources are available for use, generally it is the City's policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the City as a whole. The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded due to and due from other funds are eliminated in the Statement of Net Position.

The Statement of Activities is reported by adjusting the governmental fund types to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain total revenue and expense of the government-wide Statement of Activities.

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Fund Financial Statements

The City's fund financial statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balances.

Governmental Funds

The City has three governmental funds and considers each to be a major fund.

General Fund - To account for resources not required to be accounted for in another fund, customer service revenues, costs and general expenditures.

Debt Service Fund - To account for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes.

Capital Projects Fund - To account for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

Basis of Accounting

The City uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both "measurable and available." Measurable means the amount can be determined. Available means collectable within the current period or soon enough thereafter to pay current liabilities. The City considers revenue reported in governmental funds to be available if they are collectable within 60 days after year end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

Property taxes considered available by the City and included in revenue include taxes collected during the year and taxes collected after year-end, which were considered available to defray the expenditures of the current year. Deferred tax revenues are those taxes which the City does not reasonably expect to be collected soon enough in the subsequent period to finance current expenditures.



**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Basis of Accounting (Continued)

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Interest costs, including developer interest, engineering fees and certain other costs are capitalized as part of the asset.

Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

	<u>Years</u>
Buildings	40
Furniture & Fixtures	3-20
Machinery & Equipment	5-20
Vehicles	5
Water System	10-45
Wastewater System	10-45
Drainage System	10-45
Park Improvements	10-25
Streets & Sidewalks	30

Program Revenues

In the Statement of Activities, program revenues include fines and forfeitures, charges for utility services, garbage services, grant proceeds, licenses and permits, and various user fees.

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Budgeting

In compliance with governmental accounting principles, the City Council annually adopts an unappropriated budget for the General Fund, Debt Service Fund and Component Unit. The General Fund budget was amended during the current fiscal year. The budgets for the Debt Service Fund and Component Unit were not amended during the current fiscal year.

Cash, Cash Equivalents and Investments

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity date within three months of the date acquired by the city. Cash in all funds is combined into one bank account in order to maximize investment opportunities. Although individual funds may experience temporary overdraft liabilities, a positive balance is maintained in combined cash.

Pensions

For employees of the City, a pension plan has been established. See Note 8.

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are presented using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities associated with the activities are reported. Fund equity is classified as net position.

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the Balance Sheet, and the reported fund balances provide an indication of available spendable or appropriable resources. Operating statements of governmental fund types report increases and decreases in available spendable resources. Fund balances in governmental funds are classified using the following hierarchy:

*Nonspendable*: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The City does not have any nonspendable fund balances.

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Measurement Focus (Continued)

*Restricted:* amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally.

*Committed:* amounts that can be spent only for purposes determined by a formal action of the City Council. The City Council is the highest level of decision-making authority for the City. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the City Council. The City does not have any committed fund balances.

*Assigned:* amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. The City has not adopted a formal policy regarding the assignment of fund balances. As of September 30, 2013, the City has assigned \$333,337 of General Fund monies for the City's share of the improvements to West Airline Boulevard. The Meadows Economic Development Corporation has assigned \$100,000 for a share of the project.

*Unassigned:* all other spendable amounts in the General Fund.

When expenditures are incurred for which restricted, committed, assigned or unassigned fund balances are available, the City considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

Accounting Estimates

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

New Pronouncements

GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, which is effective for fiscal years beginning after December 15, 2011, provides guidance for reporting the financial statement elements of deferred outflows of resources, which represent the consumption of the City's net assets that is applicable to a future reporting period, and deferred inflows of resources, which represent the City's acquisition of net assets applicable to a future reporting period. GASB Statement No. 63 has been implemented in these financial statements.

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

New Pronouncements (Continued)

GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, which is effective for fiscal years beginning after December 15, 2012, establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities. GASB Statement No. 65 has been early implemented in these financial statements.

**NOTE 3. LONG-TERM DEBT**

The City's General Obligation Bonds are payable from and secured by property taxes in accordance with underlying ordinances and resolutions authorizing their issuance. Also, in accordance with authorizing ordinances and resolutions, separate Debt Service Funds have been established and are being maintained for these debt issues. Any revenues from investments in these funds will be used to pay principal and interest on these debt issues.

Pertinent data related to the General Obligation Bonds is shown below.

	Series 2005	Series 2010 Refunding
Amount Outstanding – September 30, 2013	\$ 920,000	\$ 2,005,000
Interest Rates	3.75% - 4.30%	3.00% - 4.00%
Maturity Dates – Serially Beginning/Ending	March 15, 2014/2025	March 15, 2014/2020
Interest Payment Dates	March 15/ September 15	March 15/ September 15
Callable Dates	March 15, 2015*	N/A

\* Callable at a price of par plus accrued interest to the date of redemption. Series 2005 term bonds maturing in 2015, 2017, 2019, 2021, 2023 and 2025 are term bonds subject to mandatory redemption.

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 3. LONG-TERM DEBT (Continued)**

The following is a summary of transactions regarding long-term liabilities for the year ended September 30, 2013:

	October 1, 2012	Additions	Retirements	September 30, 2013
Bonds Payable	\$ 3,285,000	\$ -0-	\$ 360,000	\$ 2,925,000
Note Payable		47,463	12,048	35,415
Unamortized Discounts	(15,760)		(2,113)	(13,647)
Unamortized Premiums	103,890		13,926	89,964
Long-Term debt, Net	<u>\$ 3,373,130</u>	<u>\$ 47,463</u>	<u>\$ 383,861</u>	<u>\$ 3,036,732</u>
			Amount Due Within One Year	\$ 371,263
			Amount Due After One Year	2,665,469
			Long-Term debt, Net	<u>\$ 3,036,732</u>

As of September 30, 2013, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2014	\$ 360,000	\$ 106,085	\$ 466,085
2015	355,000	94,910	449,910
2016	355,000	82,293	437,293
2017	350,000	68,257	418,257
2018	350,000	54,290	404,290
2019-2023	960,000	107,845	1,067,845
2024-2025	195,000	8,492	203,492
	<u>\$ 2,925,000</u>	<u>\$ 522,172</u>	<u>\$ 3,447,172</u>

During the year ended September 30, 2013, the City levied an ad valorem debt service tax at the rate of \$0.188 per \$100 of assessed valuation, which resulted in a tax levy of \$499,675 on the adjusted taxable valuation of \$265,753,969 for the 2012 tax year. The bond orders require the City to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 related to maintenance and operations tax.

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 3. LONG-TERM DEBT (Continued)**

The City's tax calendar is as follows:

Levy Date	-	October 1, or as soon thereafter as practicable.
Lien Date	-	January 1.
Due Date	-	Upon receipt but not later than January 31.
Delinquent Date	-	February 1, at which time the taxpayer is liable for penalty and interest.

On October 22, 2012, the City entered into a \$47,463 note with Government Capital Corporation to fund the acquisition of a 2012 Chevy Tahoe. Annual installments of \$12,942 are due each February 15, beginning February 15, 2013 and ending February 15, 2016.

As of September 30, 2013, the debt service requirements on the note outstanding were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2014	\$ 11,263	\$ 1,679	\$ 12,942
2015	11,796	1,146	12,942
2016	12,356	586	12,942
	<u>\$ 35,415</u>	<u>\$ 3,411</u>	<u>\$ 38,826</u>

The City uses available monies in the General Fund to pay interest and principal on the note when due.

**NOTE 4. ACCRUED COMPENSATED EMPLOYEE ABSENCES**

The liability for accrued compensated absences at September 30, 2013, is accounted for in the Statement of Net Position and is comprised of the following components:

Sick Leave	<u>\$ 49,664</u>
------------	------------------

Employees are allowed to earn twelve sick leave days per year. Employees may accumulate up to 36 sick leave days. Upon termination of employment, whether voluntary or involuntary, including retirement, employees receive payment for a maximum of 50 percent of accumulated sick leave days at their base salary in effect at date of termination.

Employees are allowed to earn up to 120 hours of comp-time for overtime hours worked. Upon termination of employment, whether voluntary or involuntary, including retirement, employees receive payment for 150 percent of accumulated comp-time earned at their base salary in effect at date of termination. During a prior year, the City began paying all accumulated comp-time in the last payroll period of the fiscal year.

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 5. DEPOSITS AND INVESTMENTS**

Cash and cash equivalents include petty cash on hand in various departments, time deposit accounts, and deposits in TexPool and Lone Star Investment Pool.

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The City's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the City of securities eligible under the laws of Texas to secure the funds of the City, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the City's deposits was \$884,658 and the bank balance was \$993,262. Of the bank balance, \$300,062 was covered by federal depository insurance and the balance was collateralized with securities held in a third party depository in the City's name.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at September 30, 2013, are part of cash and cash equivalents as listed below:

	<u>Cash</u>
GENERAL FUND	\$ 411,678
DEBT SERVICE FUND	469,905
COMPONENT UNIT	<u>2,975</u>
TOTAL DEPOSITS	<u><u>\$ 884,558</u></u>

Investments

Under Texas law, the City is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all City funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the City's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth.

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 5. DEPOSITS AND INVESTMENTS (Continued)**

Investments (Continued)

The City's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." No person may invest City funds without express written authority from the City Council.

Texas statutes include specifications for and limitations applicable to the City and its authority to purchase investments as defined in the Public Funds Investment Act. Authorized investments are summarized as follows: (1) obligations of the United States or its agencies and instrumentalities, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states, agencies, counties, cities, and other political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) insured or collateralized certificates of deposit, (8) certain fully collateralized repurchase agreements secured by delivery, (9) certain bankers' acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds with limitations, (12) certain guaranteed investment contracts, (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

The City invests in TexPool and Lone Star, external investment pools that are not SEC-registered. The State Comptroller of Public Accounts of the State of Texas has oversight of the TexPool. Federated Investors, Inc. manage the daily operations of the TexPool under a contract with the Comptroller. Lone Star is governed by an 11 member board, all of whom are participants in the pool. First Public serves as the administrator of Lone Star. The fair value of the City's position in the pool is the same as the value of pool shares.

As of September 30, 2013, the City had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities in Years			
		Less Than 1	1-5	6-10	More Than 10
<u>GENERAL FUND</u>					
TexPool	\$ 3,287,131	\$ 3,287,131	\$	\$	\$
Lone Star	776,630	776,630			
<u>DEBT SERVICE FUND</u>					
TexPool	129,423	129,423			



**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 5. DEPOSITS AND INVESTMENTS (Continued)**

Investments (Continued)

Fund and Investment Type	Fair Value	Maturities in Years			
		Less Than 1	1-5	6-10	More Than 10
<b><u>CAPITAL PROJECTS FUND</u></b>					
TexPool	\$ 279,257	\$ 279,257			
<b><u>COMPONENT UNIT</u></b>					
TexPool	654,787	654,787			
<b>TOTAL INVESTMENTS</b>	<b>\$ 5,127,228</b>	<b>\$ 5,127,228</b>	<b>\$ - 0 -</b>	<b>\$ - 0 -</b>	<b>\$ - 0 -</b>

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At September 30, 2013, the City's investment in TexPool and Lone Star were rated AAAm and AAA, respectively, by Standard and Poor's.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City considers the investments in TexPool and Lone Star to have a maturity of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the City, unless there has been a significant change in value.

Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of debt service and the cost of assessing and collecting taxes. All cash and investments of the Capital Projects Fund are restricted for the purchase of capital assets. All cash and investments of the Component Unit are restricted for activities of the economic development corporation.

**NOTE 6. CAPITAL ASSETS**

The following is a summary of changes in capital assets for the governmental activities for the year ended September 30, 2013:

	October 1, 2012	Increases	Decreases	September 30, 2013
<b>Capital Assets Not Being Depreciated</b>				
Land and Land Improvements	\$ 8,363,976	\$	\$	\$ 8,363,976
Construction in Progress	378,845	448,163	433,315	393,693
<b>Total Capital Assets Not Being Depreciated</b>	<b>\$ 8,742,821</b>	<b>\$ 448,163</b>	<b>\$ 433,315</b>	<b>\$ 8,757,669</b>

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 6. CAPITAL ASSETS (Continued)**

	October 1, 2012	Increases	Decreases	September 30, 2013
<b>Capital Assets Subject to Depreciation</b>				
Buildings	\$ 1,812,272	\$ 23,428		\$ 1,835,700
Furniture and Fixtures	244,908			244,908
Machinery and Equipment	860,119	329,924	(20,513)	1,169,530
Park Improvements	1,074,530	32,500		1,107,030
Vehicles	589,938	47,463	(49,112)	588,289
Water System	4,192,941			4,192,941
Wastewater System	9,008,246			9,008,246
Drainage	2,593,799			2,593,799
Streets and Sidewalks	12,225,580			12,225,580
<b>Total Capital Assets Subject to Depreciation</b>	<b>\$ 32,602,333</b>	<b>\$ 433,315</b>	<b>\$ (69,625)</b>	<b>\$ 32,966,023</b>
<b>Accumulated Depreciation</b>				
Buildings	\$ 669,813	\$ 45,456		\$ 715,269
Furniture and Fixtures	244,908			244,908
Machinery and Equipment	601,580	61,434	(20,513)	642,501
Park Improvements	347,944	53,944		401,888
Vehicles	552,845	31,472	(49,112)	535,205
Water System	2,634,605	116,673		2,751,278
Wastewater System	3,643,765	203,037		3,846,802
Drainage	1,968,888	57,448		2,026,336
Streets and Sidewalks	10,605,213	251,523		10,856,736
<b>Total Accumulated Depreciation</b>	<b>\$ 21,269,561</b>	<b>\$ 820,987</b>	<b>\$ (69,625)</b>	<b>\$ 22,020,923</b>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<b>\$ 11,332,772</b>	<b>\$ (387,672)</b>	<b>\$ - 0 -</b>	<b>\$ 10,945,100</b>
<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<b>\$ 20,075,593</b>	<b>\$ 60,491</b>	<b>\$ 433,315</b>	<b>\$ 19,702,769</b>

The City's capital assets included donations of \$1,029,877, most of which were donated land and improvements for parks and recreational facilities. Remaining amounts have been provided by expenditures of the General and Capital Projects Funds. Depreciation categorized by department at September 30, 2013, follows:

General Government	\$ 284,383
Municipal Court	1,462
Public Works	- 0 -
Police Department	87,359
Public Utilities	385,174
Parks and Recreation	62,609
<b>Total Depreciation Expense</b>	<b>\$ 820,987</b>

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 7. MAINTENANCE AND OPERATIONS TAX LEVY**

During the current fiscal year, the City levied a 2012 maintenance and operations tax at the rate of \$0.707 per \$100 of valuation. The levy was based upon a total adjusted property valuation of \$265,753,969. This tax levy resulted in a total tax amount of \$1,879,095. The revenue derived from this levy is deposited into the combined General Fund and Public Utilities Fund of the City.

**NOTE 8. PENSION PLAN**

Plan Description

The City provides pension benefits for all of its eligible employees through a nontraditional, joint contributory, hybrid defined benefit plan in the state-wide Texas Municipal Retirement System (TMRS), an agent multiple-employer public employee retirement system. The plan provisions that have been adopted by the City are within the options available in the governing state statutes of TMRS.

TMRS issues a publicly available comprehensive annual financial report that includes financial statements and required supplementary information (RSI) for TMRS; the report also provides detailed explanations of the contributions, benefits and actuarial methods and assumptions used by the system. This report may be obtained from TMRS' website at [www.TMRS.com](http://www.TMRS.com).

Benefits

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions for the City were as follows:

	<u>Plan Year 2012</u>	<u>Plan Year 2013</u>
Employee deposit rate	7%	7%
Matching ratio (city to employee)	2 to 1	2 to 1
Years required for vesting	5	5
Service retirement eligibility (expressed as age / years of service)	60/5, 0/20	60/5, 0/20
Updated Service Credit	100%,	100%,
Annuity Increase (to retirees)	70% of CPI	70% of CPI

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 8. PENSION PLAN (Continued)**

Contributions

Under the state law governing TMRS, the contribution rate for the City is determined annually by the actuary, using the Projected Unit Credit actuarial cost method. This rate consists of the normal cost contribution rate and the prior service contribution rate, which is calculated to be a level percent of payroll from year to year. The normal cost contribution rate finances the portion of an active member's projected benefit allocation annually; the prior service contribution rate amortizes the unfunded (overfunded) actuarial liability (asset) over the applicable period for the City. Both the normal cost and prior service contribution rates include recognition of the projected impact of annually repeating benefits, such as Updated Service Credits and Annuity Increases.

The City contributes to the TMRS plan at an actuarially determined rate. Both the employees and the City make contributions monthly. Since the City needs to know its contribution rate in advance for budgetary purposes, there is a one-year delay between the actuarial valuation that is the basis for the rate and the calendar year when the rate goes into effect. The annual pension cost and net pension obligation as of September 30, 2013, are as follows:

Annual Required Contribution (ARC)	\$ 92,387
Actual Contributions Made	<u>92,387</u>
Increase in Pension Obligation	\$ -0-
Net Pension Obligation, beginning of year	
Net Pension Obligation, end of year	<u>\$ -0-</u>

<u>Three Year Trend Information</u>				
<u>Fiscal Year</u>	<u>Annual Pension Cost (APC)</u>	<u>Actual Contributions Made</u>	<u>Percentage of APC Contributed</u>	<u>Net Pension Obligation</u>
2011	\$ 138,660	\$ 138,660	100%	\$ -0-
2012	\$ 97,259	\$ 97,259	100%	\$ -0-
2013	\$ 92,387	\$ 92,387	100%	\$ -0-

The required contribution rates for fiscal year 2013 were determined as part of the December 31, 2010, and 2011 actuarial valuations. Additional information as of the latest actuarial valuation, December 31, 2012, also follows:

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 8. PENSION PLAN (Continued)**

Contributions (Continued)

	<u>Actuarial Methods and Assumptions</u>		
Actuarial Valuation Date	<u>12/31/10</u>	<u>12/31/11</u>	<u>12/31/12</u>
Actuarial Cost Method	Projected Unit Credit	Projected Unit Credit	Projected Unit Credit
Amortization Method	Level percentage of payroll	Level percentage of payroll	Level percentage of payroll
Remaining Amortization Period	13.9 Years-Closed Period	11.1 Years-Closed Period	36.5 Years-Closed Period
Asset Valuation Method	10-year Smoothed Market	10-year Smoothed Market	10-year Smoothed Market
Actuarial Assumptions:			
Investment Rate of Return *	7.0%	7.0%	7.0%
Projected Salary Increases *	Varies by age and service	Varies by age and service	Varies by age and service
* Includes Inflation at	3.0%	3.0%	3.0%
Cost-of-Living Adjustments	2.1%	2.1%	0.0%

Funding Status and Funding Progress

As of December 31, 2012, the most recent actuarial valuation date, the plan was 101.3% funded. The actuarial accrued liability for benefits was \$4,761,617 and the actuarial value of the assets was \$4,824,859, resulting in an unfunded actuarial accrued liability (UAAL) of negative \$63,242. The covered payroll (annual payroll of active employees covered by the plan) was \$1,283,614, and the ratio of the UAAL to the covered payroll was negative 4.9%.

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

Actuarial calculations are based on the benefits provided under the terms of the substantive plan in effect at the time of each valuation, and reflect a long-term perspective. Consistent with that perspective, actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets. The schedule of funding progress, presented as Required Supplementary Information following the notes to the financial statements, presents multi-year trend information about whether the

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 8. PENSION PLAN (Continued)**

Funding Status and Funding Progress (Continued)

actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability of benefits.

Supplemental Death Benefits Plan

The City also participates in the cost-sharing multiple-employer defined benefit group term life insurance plan operated by the TMRS known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an "other postemployment benefit," or OPEB.

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during the employee's entire career.

The City's contribution for the retirees to the TMRS SBDF for the years ended 2013, 2012 and 2011 were \$2,236, \$2,383 and \$2,907, respectively, which equaled the required contributions each year.

**NOTE 9. CONTRACTS**

City of Houston

The Meadows Municipal Utility District ("MUD"), which was dissolved and added to City operations in 1993, had contracted with the City of Houston in a prior year for the use of capacity in the MUD's sewage treatment plant. Under the terms of the contract (which has been continued with the City), the City operates and owns the plant and charges the City of Houston for a proportionate share of the plant's operating costs. The City of Houston's contracted plant capacity is 67,500 gallons per day for 180 connections which represents approximately 4.5 percent of total plant capacity. During the fiscal year ended September 30, 2013, the City received \$47,002 from the City of Houston for their proportionate share of the plant's operating costs.

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 9.      CONTRACTS (Continued)**

Fort Bend County Water Control & Improvement District No. 2

On May 19, 2008, the City entered into an agreement with Fort Bend County Water Control and Improvement District No. 2 (the "District") for participation in a groundwater reduction plan. The agreement was effective as of January 1, 2008. The District has an existing surface water supply contract with the Gulf Coast Water Authority, owns a site for a surface water treatment plant and is developing a regional groundwater reduction plan to meet the regulatory plan requirement of the Fort Bend County Subsidence District. The District is willing to include the City in the groundwater reduction plan.

The District is developing the groundwater reduction plan for the benefit of the participants and shall act as the administrator in implementing the plan and maintaining the surface water fund. The surface water fund is a separate account owned and administered by the District for the benefit of the participants and shall only be used to pay costs associated with the groundwater reduction plan and its implementation and the issuance and payment of any bonds. The District will be responsible for designing the plan to meet the requirements of the subsidence district. The District will include the City as a participant in the plan and will include the pumpage from permitted wells owned by the City in their request for the subsidence district's certification of the plan.

The City will pay the District a monthly pumpage fee for all groundwater pumped by the City from its permitted wells and for all water supplied to the City by the District. As of year end, the pumpage fee is \$1.20 per 1,000 gallons. A groundwater credit will be applied on a monthly basis and deducted from the monthly pumpage fee. As of year end, the groundwater credit is \$0.45 per 1,000 gallons. During the current fiscal year, the City recorded \$240,346 in pumpage fees. The City will also pay an equalization fee on a monthly basis as a unit charge of \$0.20 per 1,000 gallons of groundwater pumped by the City from a permitted well and/or for water supplied to the City by the District until the City's equalization fee payments total \$328,054 plus interest calculated at 4.44% per year. The equalization fee is the City's pro rata share of the District's historical costs incurred prior to the effective date of this agreement for the procurement of a surface water supply, a plant site and feasibility studies and preparation of the groundwater reduction plan. During the current fiscal year, the City recorded payments of \$45,637 in equalization payments. Of this amount, \$44,850 was applied to principal and \$787 was recorded as interest expense. During the current fiscal year, this equalization fee was paid in full.

Fort Bend County

On June 23, 2009, the City entered into an interlocal agreement with Fort Bend County for Improvements to West Airport Boulevard from US 59 to Kirkwood. The County's sole obligation is to provide funding to the City of an amount equal to the lesser of 1) 72% of the total project cost or 2) \$2,385,000. The County will forward the lesser amount upon final completion

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 9.      CONTRACTS (Continued)**

Fort Bend County (Continued)

of the final design of the project. The City's responsibility will be for managing the design and overseeing the construction and completion of the project in accordance with the Advance Funding Agreement with the Texas Department of Transportation ("TxDOT"). Any funding required for the project in excess of the County's contribution set forth above, will be the sole responsibility of the City. Upon completion of the project each party will maintain that portion of the project within its own jurisdiction. During the current year, the City completed the design phase of the project.

Subsequent to year end, on October 21, 2013, the City submitted a request for \$1,114,295 to the County for its estimated share of the project. These funds along with the City's estimated share of \$433,337 must be submitted to TxDOT prior to the start of the project. TxDOT is planning to begin construction in January 2014.

Texas Department of Transportation

On October 7, 2009, the City entered into a Local Transportation Project Advance Funding Agreement with TxDOT. TxDOT awarded grant funds to the City to provide for the design and environmental phase of the Improvements to West Airport Boulevard from US 59 to Kirkwood project (the "project"). See Note 11.

Subsequent to year end, on November 26, 2013, the City entered into an Advance Funding Agreement with TxDOT for the project. This agreement replaces the previous agreement to include the design, environmental and construction phases of the project. TxDOT will be responsible for securing the Federal and State share of the funding required for the development and construction of the project. The City will be responsible for all non-federal or non-state participation costs, including any overruns in excess of the approved budget. At least 60 days prior to the date set for receipt of construction bids, the City will remit its financial share for TxDOT's estimated construction oversight and construction cost. Funds received by TxDOT will be deposited in an escrow account to be managed by TxDOT and may only be applied to this project. At the completion of the project, TxDOT will perform an audit of the project costs, funds due will be paid promptly paid by the owing party, any excess funds will be returned to the City. The agreement will remain in effect until the project is completed and accepted by all parties. The City will be solely responsible for any adjustment, removal or relocation of utility facilities.



**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 10. RISK MANAGEMENT**

The City is exposed to various risks of loss to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The City participates in the Texas Municipal League Intergovernmental Risk Pool (TML) to provide property, general liability, automobile, boiler and machinery, errors and omissions and workers compensation coverage. The City, along with other participating entities, contributes annual amounts determined by TML's management. As claims arise they are submitted and paid by TML. During the current fiscal year the City contributed \$71,452 to TML for this insurance coverage. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

**NOTE 11. GRANT REVENUES**

On February 28, 2010, the City received an allocation from the Law Enforcement Officer Standards and Education account in the amount of \$1,559. These funds were provided by the Texas Comptroller of Public Accounts and were used in the current year to provide necessary training to full-time, fully paid law enforcement support personnel of the City.

On October 13, 2011, the City received a grant from the U.S. Department of Justice in an amount up to \$1,650. These funds will be used to purchase bullet proof vests before August 31, 2013. During the current fiscal year, the City purchased two bullet proof vests at a cost of \$1,860. The City received \$930 of grant funds for half the costs.

November 17, 2011, the City received a grant from Texas Department of Public Safety in the amount of \$51,030. These funds were used in a prior year for the purchase of radios at a cost of \$49,485 and are included in the City's capital assets. During the current year, the City submitted additional costs of \$1,545 for reimbursement. As of September 30, 2013, these funds were recorded as receivable.

October 2, 2012, the City received a grant from Texas Department of Public Safety in the amount of \$21,052. These funds were used for the purchase of radios at a cost of \$21,666. As of September 30, 2013, \$21,052 was recorded as receivable.

On October 27, 2009, the City received a grant from the Texas Department of Transportation ("TxDOT") in the amount of \$320,000. These funds were used to finance the design of improvements to West Airport from U.S. 59 to Kirkwood. The City's required match is \$80,000. As of September 30, 2013, the City recorded \$393,692 as the cost of this project. TxDOT reimbursed the City for \$301,732 in the prior fiscal year. This engineering portion of the project was completed during the current year at a total cost of \$303,694, of which \$1,962 is recorded as receivable from TxDOT at year end.

**CITY OF MEADOWS PLACE, TEXAS**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2013**

**NOTE 12. RESTRICTED FOR SPECIAL PROJECTS**

As of September 30, 2013, the City had \$64,743 restricted by state law for special projects; \$3,256 for Police Department Drug Task Force, \$41,615 for Child Safety Programs, \$11,740 for Children's Programs, and \$8,132 for Public, Educational, and Governmental cable programming.

**NOTE 13. PRIOR PERIOD ADJUSTMENT**

GASB Statement No. 65 was implemented in the current fiscal year. Bond issuance costs previously reported as assets to be amortized over the life of the related debt are now recognized as an expense in the period in which the bonds are sold. The effect of this change in accounting principle is as follows:

Net Position - October 1, 2012	\$ 21,483,052
Effect of Adjustment	<u>(66,161)</u>
Net Position - October 1, 2012, As Adjusted	<u><u>\$ 21,416,891</u></u>

**CITY OF MEADOWS PLACE, TEXAS**

**REQUIRED SUPPLEMENTARY INFORMATION**

**SEPTEMBER 30, 2013**

**CITY OF MEADOWS PLACE, TEXAS**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE – BUDGET AND ACTUAL - GENERAL FUND**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2013**

	General Fund			
	Original Budget	Final Amended Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>				
Property Taxes and Penalties	\$ 1,820,852	\$ 1,820,852	\$ 1,920,198	\$ 99,346
City Sales Taxes	737,000	737,000	834,178	97,178
Public Utilities	1,584,492	1,584,492	1,614,629	30,137
Franchise Fees	230,000	230,000	293,127	63,127
Fines and Forfeitures	400,000	400,000	452,547	52,547
Licenses and Permits	10,000	10,000	89,684	79,684
Investment Revenue	5,000	5,000	6,174	1,174
Other	37,000	37,000	95,260	58,260
<b>TOTAL REVENUES</b>	<u>\$ 4,824,344</u>	<u>\$ 4,824,344</u>	<u>\$ 5,305,797</u>	<u>\$ 481,453</u>
<b>EXPENDITURES</b>				
General Government	\$ 461,589	\$ 461,589	\$ 491,757	\$ (30,168)
Municipal Court	105,957	105,957	98,887	7,070
Public Works	783,719	783,719	790,378	(6,659)
Police Department	1,416,041	1,416,041	1,406,032	10,009
Parks and Recreation	391,210	391,510	388,942	2,568
Public Utilities Water/Sewer	1,470,006	1,920,004	1,513,444	406,560
Capital Outlay			448,163	(448,163)
Debt Service:				
Principal			12,048	(12,048)
Interest			894	(894)
<b>TOTAL EXPENDITURES</b>	<u>\$ 4,628,522</u>	<u>\$ 5,078,820</u>	<u>\$ 5,150,545</u>	<u>\$ (71,725)</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 195,822</u>	<u>\$ (254,476)</u>	<u>\$ 155,252</u>	<u>\$ 409,728</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Note Proceeds	\$ - 0 -	\$ - 0 -	\$ 47,463	\$ 47,463
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 195,822</u>	<u>\$ (254,476)</u>	<u>\$ 202,715</u>	<u>\$ 457,191</u>
<b>FUND BALANCES – OCTOBER 1, 2012</b>	<u>\$ 3,827,589</u>	<u>\$ 3,827,589</u>	<u>\$ 3,827,589</u>	<u>\$ - 0 -</u>
<b>FUND BALANCES – SEPTEMBER 30, 2013</b>	<u>\$ 4,023,411</u>	<u>\$ 3,573,113</u>	<u>\$ 4,030,304</u>	<u>\$ 457,191</u>

See accompanying independent auditor's report.

**CITY OF MEADOWS PLACE, TEXAS**  
**TEXAS MUNICIPAL RETIREMENT SYSTEM TREND DATA**  
**SEPTEMBER 30, 2013**

<u>Fiscal Year (1)</u>	<u>Actuarial Value of Assets</u>	<u>Actuarial Accrued Liability</u>	<u>Percentage Funded</u>	<u>Unfunded Actuarial Accrued Liability</u>	<u>Annual Covered Payroll</u>	<u>Unfunded Actuarial Accrued Liability as a Percent of Covered Payroll</u>
2010-11	\$ 4,107,705	\$ 4,200,441	97.80%	\$ 92,736	\$ 1,322,062	7.0%
2011-12	\$ 4,456,252	\$ 4,543,138	98.10%	\$ 86,886	\$ 1,314,990	6.6%
2012-13	\$ 4,842,859	\$ 4,761,617	101.30%	\$ (63,242)	\$ 1,283,614	(4.9)%

(1) Trend data presented is audited information as of December 31 of the previous year, which is the fiscal year of the Texas Municipal Retirement System.

See accompanying independent auditor's report.

**CITY OF MEADOWS PLACE, TEXAS**

**OTHER SUPPLEMENTARY INFORMATION**

**SEPTEMBER 30, 2013**

**CITY OF MEADOWS PLACE, TEXAS**  
**SCHEDULE OF REVENUES – BUDGET AND ACTUAL - GENERAL FUND**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2013**

	Original Budget	Final Amended Budget	Actual	Variance Positive (Negative)
<b>Property Taxes and Penalties:</b>				
Taxes - Ad Valorem Current	\$ 1,800,352	\$ 1,800,352	\$ 1,898,288	\$ 97,936
Penalties and Interest	20,500	20,500	21,910	1,410
<b>Total Property Taxes and Penalties</b>	<u>\$ 1,820,852</u>	<u>\$ 1,820,852</u>	<u>\$ 1,920,198</u>	<u>\$ 99,346</u>
<b>City Sales Taxes:</b>				
Sales Tax	\$ 490,000	\$ 490,000	\$ 554,195	\$ 64,195
1/2 % Ad Valorem Sales Tax	245,000	245,000	277,097	32,097
Mixed Beverage Sales Tax	2,000	2,000	2,886	886
<b>Total City Sales Taxes</b>	<u>\$ 737,000</u>	<u>\$ 737,000</u>	<u>\$ 834,178</u>	<u>\$ 97,178</u>
<b>Public Utilities:</b>				
Service Fees - Water	\$ 690,000	\$ 690,000	\$ 687,138	\$ (2,862)
Service Fees - Sewer	500,000	500,000	513,487	13,487
Garbage Fees	325,000	325,000	334,325	9,325
City of Houston	46,992	46,992	47,002	10
Late Fees	22,500	22,500	32,677	10,177
<b>Total Public Utilities</b>	<u>\$ 1,584,492</u>	<u>\$ 1,584,492</u>	<u>\$ 1,614,629</u>	<u>\$ 30,137</u>
<b>Franchise Fees</b>	<u>\$ 230,000</u>	<u>\$ 230,000</u>	<u>\$ 293,127</u>	<u>\$ 63,127</u>
<b>Fines and Forfeitures:</b>				
Fines and Forfeitures	\$ 400,000	\$ 400,000	\$ 430,684	\$ 30,684
Court Cost 10% Administrative			21,863	21,863
<b>Total Fines and Forfeitures</b>	<u>\$ 400,000</u>	<u>\$ 400,000</u>	<u>\$ 452,547</u>	<u>\$ 52,547</u>
<b>Licenses and Permits</b>	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 89,684</u>	<u>\$ 79,684</u>
<b>Interest</b>	<u>\$ 5,000</u>	<u>\$ 5,000</u>	<u>\$ 6,174</u>	<u>\$ 1,174</u>
<b>Other Revenues:</b>				
Newsletter Advertising	\$ 12,000	\$ 12,000	\$ 13,827	\$ 1,827
Miscellaneous Revenue	2,100	2,100	12,185	10,085
Rentals	8,900	8,900	12,240	3,340
Programs	14,000	14,000	29,960	15,960
Grant			27,048	27,048
<b>Total Other Revenues</b>	<u>\$ 37,000</u>	<u>\$ 37,000</u>	<u>\$ 95,260</u>	<u>\$ 58,260</u>
<b>Total Revenues</b>	<u>\$ 4,824,344</u>	<u>\$ 4,824,344</u>	<u>\$ 5,305,797</u>	<u>\$ 481,453</u>

See accompanying independent auditor's report.

**CITY OF MEADOWS PLACE, TEXAS**  
**SCHEDULE OF EXPENDITURES – BUDGET AND ACTUAL - GENERAL FUND**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2013**

	<u>Original Budget</u>	<u>Final Amended Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<b>General Government:</b>				
Personnel	\$ 229,060	\$ 229,060	\$ 246,473	\$ (17,413)
Operating and Other	<u>232,529</u>	<u>232,529</u>	<u>245,284</u>	<u>(12,755)</u>
<b>Total General Government</b>	<u>\$ 461,589</u>	<u>\$ 461,589</u>	<u>\$ 491,757</u>	<u>\$ (30,168)</u>
<b>Municipal Court:</b>				
Personnel	\$ 57,894	\$ 57,894	\$ 59,762	\$ (1,868)
Operating and Other	<u>48,063</u>	<u>48,063</u>	<u>39,125</u>	<u>8,938</u>
<b>Total Municipal Court</b>	<u>\$ 105,957</u>	<u>\$ 105,957</u>	<u>\$ 98,887</u>	<u>\$ 7,070</u>
<b>Public Works:</b>				
Personnel	\$ 198,164	\$ 198,164	\$ 220,440	\$ (22,276)
Operating and Other	<u>585,555</u>	<u>585,555</u>	<u>569,938</u>	<u>15,617</u>
<b>Total Public Works</b>	<u>\$ 783,719</u>	<u>\$ 783,719</u>	<u>\$ 790,378</u>	<u>\$ (6,659)</u>
<b>Police Department:</b>				
Personnel	\$ 1,137,344	\$ 1,137,344	\$ 1,135,107	\$ 2,237
Operating and Other	<u>278,697</u>	<u>278,697</u>	<u>270,925</u>	<u>7,772</u>
<b>Total Police Department</b>	<u>\$ 1,416,041</u>	<u>\$ 1,416,041</u>	<u>\$ 1,406,032</u>	<u>\$ 10,009</u>
<b>Parks and Recreation:</b>				
Personnel	\$ 176,647	\$ 176,947	\$ 181,866	\$ (4,919)
Operating and Other	<u>214,563</u>	<u>214,563</u>	<u>207,076</u>	<u>7,487</u>
<b>Total Parks and Recreation</b>	<u>\$ 391,210</u>	<u>\$ 391,510</u>	<u>\$ 388,942</u>	<u>\$ 2,568</u>
<b>Public Utilities:</b>				
Personnel	\$ 89,745	\$ 89,745	\$ 91,428	\$ (1,683)
Operating and Other	<u>1,380,261</u>	<u>1,830,259</u>	<u>1,422,016</u>	<u>408,243</u>
<b>Total Public Utilities Water/Sewer</b>	<u>\$ 1,470,006</u>	<u>\$ 1,920,004</u>	<u>\$ 1,513,444</u>	<u>\$ 406,560</u>
<b>Capital Outlay</b>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ 448,163</u>	<u>\$ (448,163)</u>
<b>Debt Service:</b>				
Principal	\$	\$	\$ 12,048	\$ (12,048)
Interest	<u></u>	<u></u>	<u>894</u>	<u>(894)</u>
	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ 12,942</u>	<u>\$ (12,942)</u>
<b>Total Expenditures</b>	<u>\$ 4,628,522</u>	<u>\$ 5,078,820</u>	<u>\$ 5,150,545</u>	<u>\$ (71,725)</u>

See accompanying independent auditor's report.



**CITY OF MEADOWS PLACE, TEXAS**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE – BUDGET AND ACTUAL - DEBT SERVICE FUND**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2013**

	Original Budget*	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Property Taxes and Penalties	\$ 487,500	\$ 508,604	\$ 21,104
Investment Revenue	200	190	(10)
<b>TOTAL REVENUES</b>	<u>\$ 487,700</u>	<u>\$ 508,794</u>	<u>\$ 21,094</u>
<b>EXPENDITURES</b>			
General Government	\$ 7,425	\$ 5,841	\$ 1,584
Bond Principal	360,000	360,000	
Bond Interest	117,247	117,247	
<b>TOTAL EXPENDITURES</b>	<u>\$ 484,672</u>	<u>\$ 483,088</u>	<u>\$ 1,584</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 3,028	\$ 25,706	\$ 22,678
<b>FUND BALANCES – OCTOBER 1, 2012</b>	<u>\$ 573,622</u>	<u>\$ 573,622</u>	<u>\$ - 0 -</u>
<b>FUND BALANCES – SEPTEMBER 30, 2013</b>	<u>\$ 576,650</u>	<u>\$ 599,328</u>	<u>\$ 22,678</u>

\* The budget amendment affected only the General Fund portion of the City Budget, therefore, the Amended Budget has not been included in this comparison.

See accompanying independent auditor's report.

**CITY OF MEADOWS PLACE, TEXAS**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE – BUDGET AND ACTUAL - COMPONENT UNIT**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2013**

	Economic Development Corporation		
	Original Budget*	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
City Sales Taxes	\$ 245,000	\$ 277,097	\$ 32,097
Investment Revenue		474	474
<b>TOTAL REVENUES</b>	<u>\$ 245,000</u>	<u>\$ 277,571</u>	<u>\$ 32,571</u>
<b>EXPENDITURES</b>			
General Government	\$ 64,600	\$ 38,513	\$ 26,087
Capital Outlay	100,000		100,000
<b>TOTAL EXPENDITURES</b>	<u>\$ 164,600</u>	<u>\$ 38,513</u>	<u>\$ 126,087</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 80,400	\$ 239,058	\$ 158,658
<b>FUND BALANCES – OCTOBER 1, 2012</b>	<u>\$ 417,759</u>	<u>\$ 417,759</u>	<u>\$ - 0 -</u>
<b>FUND BALANCES – SEPTEMBER 30, 2013</b>	<u>\$ 498,159</u>	<u>\$ 656,817</u>	<u>\$ 158,658</u>

\* The budget amendment affected only the General Fund portion of the City Budget, therefore, the Amended Budget has not been included in this comparison.

See accompanying independent auditor's report.

**CITY OF MEADOWS PLACE, TEXAS**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**SEPTEMBER 30, 2013**

GENERAL OBLIGATION BONDS  
 SERIES - 2005

Due During Fiscal Years Ending September 30	Principal Due March 15	Interest Due March 15/ September 15	Total
2014	\$ 60,000	\$ 36,335	\$ 96,335
2015	60,000	34,085	94,085
2016	65,000	31,693	96,693
2017	65,000	29,157	94,157
2018	70,000	26,490	96,490
2019	75,000	23,590	98,590
2020	75,000	20,553	95,553
2021	80,000	17,376	97,376
2022	85,000	13,951	98,951
2023	90,000	10,275	100,275
2024	95,000	6,342	101,342
2025	100,000	2,150	102,150
	<u>\$ 920,000</u>	<u>\$ 251,997</u>	<u>\$ 1,171,997</u>

See accompanying independent auditor's report.

**CITY OF MEADOWS PLACE, TEXAS**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**SEPTEMBER 30, 2013**

GENERAL OBLIGATION REFUNDING  
BONDS SERIES - 2010

Due During Fiscal Years Ending September 30	Principal Due March 15	Interest Due March 15/ September 15	Total
2014	\$ 300,000	\$ 69,750	\$ 369,750
2015	295,000	60,825	355,825
2016	290,000	50,600	340,600
2017	285,000	39,100	324,100
2018	280,000	27,800	307,800
2019	280,000	16,600	296,600
2020	275,000	5,500	280,500
2021			0
2022			0
2023			0
2024			0
2025			
	<u>\$ 2,005,000</u>	<u>\$ 270,175</u>	<u>\$ 2,275,175</u>

See accompanying independent auditor's report.

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**CITY OF MEADOWS PLACE, TEXAS**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**SEPTEMBER 30, 2013**

ANNUAL REQUIREMENTS FOR ALL SERIES			
Due During Fiscal Years Ending September 30	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2014	360,000	106,085	466,085
2015	355,000	94,910	449,910
2016	355,000	82,293	437,293
2017	350,000	68,257	418,257
2018	350,000	54,290	404,290
2019	355,000	40,190	395,190
2020	350,000	26,053	376,053
2021	80,000	17,376	97,376
2022	85,000	13,951	98,951
2023	90,000	10,275	100,275
2024	95,000	6,342	101,342
2025	100,000	2,150	102,150
	<u>\$ 2,925,000</u>	<u>\$ 522,172</u>	<u>\$ 3,447,172</u>

See accompanying independent auditor's report.

**CITY OF MEADOWS PLACE, TEXAS  
CHANGE IN LONG-TERM BOND DEBT  
FOR THE YEAR ENDED SEPTEMBER 30, 2013**

Description	Original Bonds Issued	Bonds Outstanding October 1, 2012
City of Meadows Place, Texas General Obligation Bonds - Series 2005	\$ 1,295,000	\$ 975,000
City of Meadows Place, Texas General Obligation Refunding Bonds - Series 2010	<u>2,940,000</u>	<u>2,310,000</u>
TOTAL	<u>\$ 4,235,000</u>	<u>\$ 3,285,000</u>
	*	

See Note 3 for interest rate, interest payment dates and maturity dates.

\* In addition to the bond issues listed above, the City has retired the following bond issues: Series 1991 in the amount of \$800,000, the Series 1993 in the amount of \$3,050,000, the Series 2000 in the amount of \$6,000,000, and the Series 1997 in the amount of \$1,275,000.

See accompanying independent auditor's report.

Current Year Transactions				
	Retirements		Bonds Outstanding	
Bonds Sold	Principal	Interest	September 30, 2013	Paying Agent
\$	\$ 55,000	\$ 38,422	\$ 920,000	Bank of New York Jacksonville, FL
	305,000	78,825	2,005,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
\$ - 0 -	\$ 360,000	\$ 117,247	\$ 2,925,000	

See accompanying independent auditor's report.