



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

To the Board of Directors  
Hunters Crossing Local Government Corporation

We have audited the financial statements of the governmental activities of Hunters Crossing Local Government Corporation for the year ended September 30, 2018, and have issued our report thereon dated February 26, 2019. Professional standards require that we advise you of the following matters relating to our audit.

### **Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our engagement letter dated October 24, 2018, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the Corporation solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

### **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

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**WACO, TX**  
401 West Highway 6  
Waco, Texas 76710  
254.772.4901  
www.pbhepa.com

**HOUSTON, TX**  
281.671.6259

**RIO GRANDE VALLEY, TX**  
956.544.7778

**TEMPLE, TX**  
254.791.3460

**ALBUQUERQUE, NM**  
505.266.5904



## **Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, and, as appropriate, our firm have complied with all relevant ethical requirements regarding independence.

As a part of the engagement we assisted in preparing the financial statements, and related notes to the financial statements of the Corporation in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under generally accepted auditing standards and such services were not conducted in accordance with *Generally Accepted Auditing Services*.

In order to ensure we maintain our independence for performing these nonaudit services certain safeguards were applied to this engagement. Management assumed responsibility for the financial statements and related notes to the financial statements and any other nonaudit services we provided. Management acknowledged in the management representation letter our assistance with the preparation of the financial statements and related notes to the financial statements and that these items were reviewed and approved prior to their issuance and accepted responsibility for them. Further, the nonaudit services were overseen by an individual within management that has the suitable skill, knowledge, or experience; evaluated the adequacy and results of the services; and accepted responsibility for them.

## **Qualitative Aspects of the Entity's Significant Accounting Practices**

### *Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note 1 to the financial statements. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments. No sensitive estimates affected the financial statement.

### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The disclosures in the financial statements are neutral, consistent, and clear.

## **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

## **Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures.

None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

## **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the Corporation's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

## **Representations Requested from Management**

We have requested certain written representations from management, which are included in the management representation letter dated February 26, 2019.

## **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

## **Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with the Corporation, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the Corporation's auditors.

This report is intended solely for the information and use of the Board of Directors and administrators of Hunters Crossing Local Government Corporation and is not intended to be, and should not be, used by anyone other than these specified parties.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
February 26, 2019

**HUNTERS CROSSING  
LOCAL GOVERNMENT CORPORATION**

**ANNUAL FINANCIAL REPORT**

**FOR THE YEAR ENDED  
SEPTEMBER 30, 2018**

**HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION**

**ANNUAL FINANCIAL REPORT**

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**SEPTEMBER 30, 2018**

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P A T T I L L O , B R O W N & H I L L , L . L . P .  
CERTIFIED PUBLIC ACCOUNTANTS ■ BUSINESS CONSULTANTS

## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Hunters Crossing Local Government Corporation

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

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

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

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

### ***Auditors' Responsibility***

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major fund of Hunters Crossing Local Government Corporation, as of September 30, 2018, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matters***

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management’s discussion and analysis and the budgetary comparison information on pages 3-5 and 13-14 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 stands 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 response 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.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
February 26, 2019



**MANAGEMENT'S  
DISCUSSION AND ANALYSIS**

## MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of Hunters Crossing Local Government Corporation's (hereafter the "Corporation") annual financial report presents our discussion and analysis of the financial performance during the fiscal year ended September 30, 2018. Please read it in conjunction with the Corporation's financial statements, which follow this section.

### FINANCIAL HIGHLIGHTS

- The liabilities of the Corporation exceeded its assets at the close of the most recent fiscal year by \$93,547 (net position).
- The Corporation's total net position decreased by \$140,009. This decrease was attributable to less revenue receipts from development and home sales than developer reimbursement and maintenance and operation expenses.

### OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Corporation's basic financial statements. The Corporation's basic financial statements comprise three components: (1) government-wide financial statements, which include the fund financial statements, (2) notes to the financial statements, and (3) budgetary information.

The Statement of Net Position presents information showing how the Corporation's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change 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 the future fiscal periods. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Corporation is improving or deteriorating.

The Corporation, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The General Fund is a governmental fund. Governmental fund financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

**Notes to the Financial Statements** – The notes provide additional information that is essential to a full understanding of the data provided in the financial statements.

**Other Information** - In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Corporation's budgetary schedule for the General Fund. The Corporation adopts an annual budget for this fund. A budgetary comparison schedule, which includes the original and final budget and actual figures, has been provided to demonstrate compliance with this budget. Required supplementary information can be found on pages 13 - 14 of this report.

## Financial Analysis of the Corporation

Our analysis here focuses on the net position (Table I—Net Position) and changes in net position (Table II—Changes in Net Position) as a result of the Corporation’s activities. Net position over time, may serve as a useful indicator of a government’s financial position. In the case of the Corporation, the liabilities exceeded the assets by \$93,547, at the close of the most recent fiscal year end.

**Table I**  
**Hunters Crossing Local Government Corporation's Net Position**

	2018	2017	Change
Current and other assets	\$ 1,672	\$ 121,166	\$( 119,494)
Total assets	<u>1,672</u>	<u>121,166</u>	<u>( 119,494)</u>
Liabilities	95,219	74,704	20,515
Total liabilities	<u>95,219</u>	<u>74,704</u>	<u>20,515</u>
Restricted	( 93,547)	46,462	( 140,009)
Total net position	<u>\$( 93,547)</u>	<u>\$ 46,462</u>	<u>\$( 140,009)</u>

At the end of the current fiscal year, the Corporation is not able to report positive balance in net position. The prior fiscal year the Corporation reported positive net position.

**Table II**  
**Hunters Crossing Local Government Corporation's Changes in Net Position**

	2018	2017	Change
Revenues:			
Property assessment fees:			
Maintenance and operations	\$ 81,142	\$ 92,343	\$( 11,201)
Capital	294,878	308,064	( 13,186)
Penalties and interest	679	1,063	( 384)
General revenue-interest	<u>891</u>	<u>2,124</u>	<u>( 1,233)</u>
Total revenues	<u>377,590</u>	<u>403,594</u>	<u>( 26,004)</u>
Expenses:			
Maintenance and operations	83,864	161,579	( 77,715)
Developer reimbursements	323,500	285,000	38,500
Professional services	109,975	43,881	66,094
Other	<u>260</u>	<u>727</u>	<u>( 467)</u>
Total expenses	<u>517,599</u>	<u>491,187</u>	<u>26,412</u>
Change in net position	( 140,009)	( 87,593)	( 52,416)
Beginning net position	<u>46,462</u>	<u>134,055</u>	<u>( 87,593)</u>
Ending net position	<u>\$( 93,547)</u>	<u>\$ 46,462</u>	<u>\$( 140,009)</u>

## **Financial Analysis of Governmental Funds**

The focus of the Corporation's governmental fund is to provide information on the new-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Corporation's resources available to fund improvements within the Hunters Crossing Public Improvement District (PID).

At year end, the Corporation's fund balance of (\$95,221), a decrease of \$139,683 in comparison with the prior year. As referenced in the Financial Highlights, this decrease was attributable to not only an increase in expenditures but also a decrease in revenue receipts. (Reference page 7 of this report to view the Statement of Activities and Governmental Revenues, Expenditures and Changes in Fund Balance.) The increase to expense within the capital section was due to additional funds going back to the developer for reimbursement of capital costs.

## **Budgetary Highlights**

The total budgeted revenue was \$379,237 and the actual receipts were \$377,916.

The budgeted expenditures for FY2018 were \$455,750 and the actual expenses were \$517,599 providing an increase of expenses by \$61,849. The increase was primarily located within the professional services section and was attributable to drainage improvements.

## **Next Year's Budgets and Rates**

The Local Government Corporation has adopted the levy of a special assessment to fund improvements in the Hunters Crossing Public Improvement District (PID); levying an assessment for maintenance and operations of Commercial Property at \$0.0317 per square foot, HXC 1 Lot 1 at \$15,222, Multi-Family at \$0.0317 per square foot and Single Family Residential at \$23.16 per lot; and levying an assessment for capital improvements of Commercial Property at \$0.0710 per square foot, Multi-Family at \$0.0680 per square foot and Single Family Residential at \$358 per lot as identified in the Hunters Crossing Public Improvement District Service and Assessment Plan pursuant to Chapter 372 of the Texas Local Government Code.

## **Contacting the Corporation's Financial Management**

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the Corporation's finances and to demonstrate the Corporation's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Corporation's Interim Administrator, Marvin Townsend: Phone 512-332-8800.

**BASIC  
FINANCIAL STATEMENTS**

# HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

## STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET

SEPTEMBER 30, 2018

	General	Adjustments	Statement of Net Position
<b>ASSETS</b>			
Assessed fees receivable, net	\$ 1,672	\$ -	\$ 1,672
Total assets	1,672	-	1,672
<b>LIABILITIES</b>			
Accounts payable	27,314	-	27,314
Due to City	67,905	-	67,905
Total liabilities	95,219	-	95,219
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable revenue - assessed fees	1,674	( 1,674)	-
Total deferred inflows of resources	1,674	( 1,674)	-
<b>FUND BALANCE/NET POSITION</b>			
Fund balance:			
Restricted	( 95,221)	95,221	-
Total fund balance	( 95,221)	95,221	-
Total liabilities, deferred inflows of resources and fund balance	\$ 1,672		
Net position:			
Restricted		( 93,547)	( 93,547)
Total net position		\$( 93,547)	\$( 93,547)

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

# HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

## STATEMENT OF ACTIVITIES AND GOVERNMENTAL REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

FOR THE YEAR ENDED SEPTEMBER 30, 2018

	General	Adjustments	Statement of Activities
Expenditures/expenses:			
Public improvements:			
Maintenance and operations	\$ 83,864	\$ -	\$ 83,864
Developer reimbursements	323,500	-	323,500
Professional services	109,975	-	109,975
Other	260	-	260
Total public improvements	517,599	-	517,599
Total expenditures/expenses	517,599	-	517,599
Program revenues:			
Property assessment fees:			
Maintenance and operations	81,468	( 326)	81,142
Capital	294,878	-	294,878
Penalties and interest	679	-	679
Net program revenues	377,025	( 326)	376,699
General revenues:			
Interest income	891	-	891
Total general revenues	891	-	891
Excess of revenues over expenditures	( 139,683)	( 326)	-
Change in net position	-	( 140,009)	( 140,009)
Fund balance/net position:			
Beginning	44,462	2,000	46,462
Ending	\$( 95,221)	\$ 1,674	\$( 93,547)

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

# HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

## NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 2018

### I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### A. Reporting Entity

The Hunters Crossing Local Government Corporation (the “Corporation”) is organized for the purpose of aiding, assisting, and acting on behalf of the City of Bastrop, Texas (the “City”) to implement the City-approved Service Plan for the Hunters Crossing Public Improvement District (the “Project”) and to perform such other functions as the City from time to time lawfully may delegate to the Corporation.

The Corporation is formed pursuant to the provisions of Subchapter D, Chapter 431, Texas Transportation Code (the “Act”) as it now or many hereafter be amended, and the authorities cited therein, which authorizes the Corporation to assist and act on behalf of the City and to engage in activities in the furtherance of the purposes for its creation.

The Corporation shall have and exercise all of the rights powers, privileges, authority, and functions given by the general laws of Texas to non-profit corporations incorporated under the Act including, without limitation, Article 1396-1.01 et seq., Vernon’s Texas Civil Statutes, consistent with the Articles of Incorporation and other applicable laws.

For financial reporting purposes, in conformance with generally accepted accounting principles, the Corporation’s financial statements include all funds and activities over which the Board is financially accountable. In addition, component units which may be included are organizations for which the nature and significance of their operational or financial relationship with the Corporation are such that exclusion would cause the Corporation’s financial statements to be misleading or incomplete.

As a result of applying the entirety definition criteria noted above, no organizations (component units) have been included in or excluded from the Corporation’s financial statements. Using the definition criteria above the Corporation is a Component Unit of the City of Bastrop, Texas.

#### B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the government. Governmental activities are supported by property assessments and investment revenue. There are no internal activities and therefore no eliminations are necessary to present the government-wide statements.



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 identifiable with a specific function, personnel, operations or direct services. Direct services are expenses related to public improvements of the Hunters Crossing Public Improvement District. General revenue includes the Corporation return on investment.

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. Property assessment is recognized as revenue in the year for which they are earned.

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

Property assessments and interest associated with the current fiscal year are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period.

The government reports the following major governmental fund:

**General Fund** - The General Fund is the Corporation's primary operating fund. It accounts for all financial resources of the Corporation.

**D. Cash and Cash Equivalents**

All short-term investments that are highly liquid are considered to be cash equivalents. Cash equivalents are readily convertible to known amounts of cash, and at the day of purchase, they have a maturity date no longer than three months.

## **E. Property Assessments Fees**

The Hunters Crossing Public Improvement District (the “PID”) was created by the City of Bastrop (the “City”) and is administered through the Local Government Corporation (the “Corporation”). The Corporation was created to implement the Service Plan for the PID and to perform other functions delegated to it by the City. In order to perform these functions the Corporation approved various Property Assessment Fees. These fees are based on square footage for commercial property and flat rate for single member residences. There are no “Property Taxes” levied by the PID or the Corporation. The fees are determined by the service and assessment plan on an annual basis and set by City ordinances.

## **F. Fund Balance**

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Corporation itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance). The committed fund balance classification includes amounts that can be used only for specific purposes determined by a formal action of the Corporation’s highest level of decision-making authority. The Board of Directors is the highest level of decision-making authority for the Corporation that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation. The Board of Directors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year’s appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the Corporation considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Corporation considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

## **G. Net Position**

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislations adopted by the Corporation or through external restrictions imposed by creditors or laws or regulations of other governments.

When both restricted and unrestricted resources are available for use, it is the Corporation’s policy to use restricted resources first, then unrestricted resources, as they are needed.

## **H. Estimates**

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

## **II. DETAILED NOTES ON ALL ACTIVITIES AND FUNDS**

### **A. Deposits with Financial Institutions and Investments**

#### *Legal and Contractual Provisions Governing Deposits and Investments*

The Public Funds Investment Act (Government Code Chapter 2256) contains specific provisions in the area 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 investment, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, (9) and 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) investments pools, (9) guaranteed investment contracts, (10) and 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 Invested Act, the Corporation has adopted a deposit and investment policy utilized by the City of Bastrop. The City Finance Director monitor and maintains all bank accounts for the Corporation. That policy addresses 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. During the year, the government's deposits were not exposed to custodial credit risk. Pledged securities and FDIC coverage was adequate at all times during the year to secure the Corporation's deposits.
- b. Custodial Credit Risk—investments: For an investment, this is the risk that in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. All of the Corporation's investments are held in external municipal investment pools which are not subject to custodial credit risk.

- c. Credit Risk- This is the risk that an issuer of an investment will be unable to fulfill its obligations. That rating of securities by nationally recognized rating agencies is designed to give an indication of credit risk. The Corporation was not exposed to credit risk during the year.
- d. Interest Rate Risk- This is the risk that changes in interest rates will adversely affect the fair value of an investment. This Corporation manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio to less than one year from the time of purchase.
- e. Concentration of Credit Risk- This is the risk of loss attributed to the magnitude of the Corporation's investment in a single issuers (i.e., lack of diversification). Concentration risk is defined as positions of 5 percent or more in securities of a single issuer. Investments issued by U.S. Government and investments in investment pools are excluded from the 5 percent disclosure requirement. The Corporation is not exposed to concentration of credit risk.

**B. Risk Management**

The Corporation is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; and errors and omissions. The City of Bastrop, Texas, purchases commercial insurance to provide coverage for losses from torts' theft of, damage to, or destruction of assets; and errors and omissions on behalf of the Corporation. The amount of settlements has not exceeded insurance coverage for each of the past three fiscal years.

**C. Contingencies**

From time to time, the Corporation is a defendant in various lawsuits. Although the outcome of such matters cannot be forecasted with certainty, it is the opinion of management and legal counsel that the likelihood is remote that any such matters will have a material adverse effect on the Corporation's financial position or results of operations.

**D. Commitment to Developer**

The Corporation has an agreement with a developer to reimburse the developer based on the capital portion of assessment fees collected by the Corporation through 2027. The maximum amount that the Corporation could reimburse the developer is \$17,361,260. The developer has been reimbursed \$2,419,544 as of September 30, 2018.

**REQUIRED SUPPLEMENTARY  
INFORMATION**

**HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCE - BUDGET AND ACTUAL**

**GENERAL FUND**

**FOR THE YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property assessment fees:				
Maintenance and operations	\$ 82,152	\$ 82,152	\$ 81,468	\$( 684)
Capital	294,035	294,035	294,878	843
Penalties and interest	850	850	679	( 171)
Interest income	<u>2,200</u>	<u>2,200</u>	<u>891</u>	<u>( 1,309)</u>
Total revenues	<u>379,237</u>	<u>379,237</u>	<u>377,916</u>	<u>( 1,321)</u>
<b>EXPENDITURES</b>				
Public improvements:				
Maintenance and operations	82,750	82,750	83,864	( 1,114)
Developer reimbursements	323,500	323,500	323,500	-
Professional services	9,500	49,500	109,975	( 60,475)
Other	<u>-</u>	<u>-</u>	<u>260</u>	<u>( 260)</u>
Total expenditures	<u>415,750</u>	<u>455,750</u>	<u>517,599</u>	<u>( 61,849)</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	( 36,513)	( 76,513)	( 139,683)	( 63,170)
<b>FUND BALANCE, BEGINNING</b>	<u>44,462</u>	<u>44,462</u>	<u>44,462</u>	<u>-</u>
<b>FUND BALANCE, ENDING</b>	<u>\$ 7,949</u>	<u>\$( 32,051)</u>	<u>\$( 95,221)</u>	<u>\$( 63,170)</u>

# **HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION**

## **NOTES TO BUDGETARY INFORMATION**

**SEPTEMBER 30, 2018**

The Corporation follows these procedures in establishing the budgetary date reflected in the financial statements. The Corporation President submits to the Corporate Board a proposed budget. The Board holds a public hearing on the budget submitted, and all interested persons are given an opportunity to be heard for or against any item or the amount of any item contained therein.

After the conclusion of the public hearing, the Board may insert new items or may increase or decrease the items of the budget, except items in proposed expenditures fixed by law, but where it increases the total proposed expenditures, it also provides for an increase in the total anticipated revenue Property Assessment. The budget is adopted by a majority vote of the members of the entire Board.

The budget must be adopted no later than the 30<sup>th</sup> of September. The Corporation President may at any time transfer any unencumbered appropriation balance or portion thereof between general classifications or line items. Therefore, expenditures should not exceed appropriations at the "line item" level. The Board may from time to time amend the budget as needed through formal budget amendments. Unencumbered appropriations lapse at year-end. An annual budget is prepared for the General Fund.