



**CITY OF HUTCHINS  
ECONOMIC DEVELOPMENT CORPORATION MEETING  
AGENDA**

**Thursday, January 09, 2025 at 6:30 PM**

**Hutchins Economic Development Corporation Office, 103 W. Palestine Street**

**Board Members**

Raymond Elmore, President  
Norma Harlin  
Artis Johnson  
Aurora Madrigal  
Steve Nichols, Vice President  
Demarcus Odom  
Mario Vasquez  
Guy Brown, Executive Director

**NOTICE OF POSSIBLE CITY COUNCIL QUORUM**

A QUORUM OF COUNCIL MEMBERS MAY OR MAY NOT BE PRESENT AT THIS MEETING. HOWEVER, NO OFFICIAL CITY COUNCIL ACTION WILL BE CONSIDERED DURING THIS MEETING.

Pursuant to Section 551 of the Texas Government Code, notice is hereby given that the Board of Directors of the City of Hutchins will meet January 09, 2025 at 6:30 p.m. to conduct a Regular Meeting at the HEDC Office located at 103 West Palestine St, Hutchins, Texas, at which time the following items will be discussed and considered.

*As authorized by Section 551.071 of the Texas Government Code, the Board of Directors reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the city attorney on any agenda item listed herein.*

**A. CALL MEETING TO ORDER**

1. Roll Call
2. Invocation

**B. CITIZEN COMMENTS** *The Citizen Comments Portion of the Agenda is an opportunity for the public to address the Board on any subject. However, in accordance with the Texas Open Meetings Act, the Board cannot discuss issues raised or make any decision at this time. Issues raised may be referred to HEDC Staff for research and possible future action.*

**C. CONSENT AGENDA:** *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

1. Consideration and action regarding the Minutes Hutchins Economic Development Meeting held on November 21, 2024.

**D. PUBLIC HEARINGS**

## E. REGULAR AGENDA

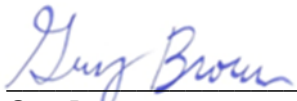
2. Consideration and Action regarding Local Business Grant Request for property located at 209, 211 and 213 Main Street in Hutchins. *(Tabled from November 21, 2024 Meeting)*
3. Consideration and Action regarding acceptance of the Hutchins Economic Development Corporation Annual Financial Report for Period Ending September 30, 2023 performed by BrookWatson & Co.
4. Staff Report

## F. EXECUTIVE SESSION

- G. **RECONVENE INTO REGULAR SESSION** and take any action necessary as a result of Executive Session.

## H. ADJOURNMENT

**Certification:** I certify that a copy of the January 9, 2025 agenda of items to be considered by the Hutchins Economic Development Corporation was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website [www.cityofhutchins.org](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on Friday, January 3, 2025, before 5:00 p.m.



\_\_\_\_\_  
Guy Brown  
Executive Director

## ACCESSIBILITY STATEMENT

A request for special services must be received at least 24 hours in advance of scheduled meeting. For assistance, please call the HEDC office at 972-225-4449 or email the Executive Director at [gbrown@cityofhutchins.org](mailto:gbrown@cityofhutchins.org).



Hutchins EDC  
Guy Brown  
gbrown@cityofhutchins.org  
Phone: 972/225-4449  
Fax: 972/225-5559

**MINUTES**  
**HUTCHINS ECONOMIC DEVELOPMENT CORPORATION (HEDC)**  
**REGULAR BOARD OF DIRECTORS MEETING**  
**THURSDAY, NOVEMBER 21, 2024 – 6:30 P.M.**  
**HEDC OFFICE – 103 WEST PALESTINE**  
**500 W. HICKMAN ST., HUTCHINS, TEXAS 75141**

The Hutchins Economic Development Corporation Board of Directors met on November 21, 2024, at 6:30 p.m. to conduct a regular meeting at the Hutchins Economic Development Office located at 103 West Palestine St, Hutchins, Texas, 75141 at which time the following items were discussed and considered:

**ATTENDANCE:**  
**BOARD MEMBERS**

- Raymond Elmore, President
- Norma Harlin
- Artis Johnson
- Aurora Madrigal
- Steve Nichols, Vice President
- Demarcus Odom
- Mario Vasquez
- Guy Brown, Executive Director

**A. Call Meeting to Order**

The meeting was called to order at 6:30 p.m. The meeting was held at the Hutchins Economic Development Corporation office located at 103 Palestine, Hutchins, Texas, 75141.

**1. Roll Call**

A quorum of the Board of Directors was established. At Roll Call, Ms. Harlin was absent. All the other members of the Board of Directors were present.

**Invocation**

Invocation was given by Mr. Johnson.

**B. Citizen Comments.**

There were no comments from citizens.

**C. CONSENT AGENDA:** *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

There were no Citizen Comments from the audience.

**D. PUBLIC HEARINGS**  
**NONE.**

**E. REGULAR AGENDA**

**1. Consideration and Action regarding Local Business Grant Request for property located at 209, 211 and 213 Main Street in Hutchins. (Tabled from November 7, 2024 Meeting).**

The Board reviewed the Application for Local Business Grant Request for property located at 209, 211 and 213 Main Street in Hutchins.

After discussion, Ms. Madrigal made a motion to table the item to January 9, 2025. The motion was seconded by Mr. Odom and passed unanimously.

**2. Consideration and Action regarding RESOLUTION 241121, A RESOLUTION OF THE HUTCHINS ECONOMIC DEVELOPMENT CORPORATION (HEDC) APPROVING A TRANSFER OF THREE MILLION DOLLARS (\$3,000,000) TO THE CITY OF HUTCHINS GENERAL FUND FOR THE PURPOSE OF A HUTCHINS RECREATION CENTER.**

The Board discussed the recent bond referendum approved by the citizens of Hutchins for a new recreation center.

Mr. Vasquez made a motion to approve Resolution 241121, a Resolution of the Hutchins Economic Development Corporation (HEDC) approving a transfer of Three Million Dollars (\$3,000,000) to the City of Hutchins General Fund for the Purpose of a Hutchins Recreation Center. The motion was seconded by Mr. Nichols and passed unanimously.

**3. Staff Report.**

The Executive Director presented the board with an update on current HEDC activities and city projects. The Board asked questions and discussed the status of the projects. No action was taken on this item.

**F. RECONVENE INTO REGULAR SESSION and take any action necessary as a result of Executive Session.**

**1. Adjourn to Executive Session pursuant to the provisions of Chapter 551, Government Code in accordance with the authority contained in:**

None

**G. RECONVENE INTO REGULAR SESSION and take any action necessary as a result of Executive Session.**

None

**H. Adjournment.**

No further business was conducted, Ms. Odom made a motion to adjourn the meeting. Mr. Nichols seconded the motion. The Board, by unanimous vote, adjourned the meeting at 6:46 p.m.

**Approved:**

\_\_\_\_\_  
Raymond Elmore, President



# STAFF REPORT

**MEETING DATE:** January 9, 2025

**MEETING TYPE:** HEDC Board of Directors

**SUBMITTED BY:** Guy Brown

**AGENDA CAPTION:** Consideration and Action regarding Local Business Grant Request for property located at 209, 211 and 213 Main Street in Hutchins. *(Tabled from November 21, 2024 Meeting)*

Presented by: Guy Brown, Executive Director

### **Background Information**

Earlier this year the HEDC Board and City Council approved a Local Business and Façade Grant Program and Budget. The Applicant is requesting assistance with improvements to a Shopping Center that includes 209, 211 and 213 North Main Street in Hutchins.

### **Budget Implications**

Whatever funds are approved, if any, will come from the Local Business Grant Line Item.

### **Operational Impact**

The is minimal impact on operations. The Business will have completed the work and establish a Certificate of Occupancy before any funds are released.

### **Legal Review**

The City Attorney will draft any final agreements.

### **Staff Recommendation**

Staff Recommends that the Board review the request and determine if any grant is warranted.

### **Supporting Documentation and Attachments**

- Grant Application from Connie Nelson
- Estimate of Work
- Photos of Location

# City of Hutchins Façade Improvement Grant Program Application

## I. Applicant Information

- A. Applicant Name:
- B. Business Name:
- C. Street Address:
- D. Mailing Address:
- E. Work Phone:
- F. Cell Phone:
- G. Email:

## II. Property Owner Information (if different from Applicant)

- A. Owner Name: Connie Nelson
- B. Business Name:
- C. Street Address: 211 & 213 N. Main St. 209 N. Main St.
- D. Mailing Address: 412 Meadowview Dr. Cleburne, Tx. 76033
- E. Work Phone:
- F. Cell Phone: 817-517-1955
- G. Email: CRAZYCONNIE@GMAIL.COM

## III. Property and Project Description

A. Address/Location of property to be considered for the City of Hutchins Façade Improvement Matching Grant Program: 209, 211, 213 N. Main St, Hutchins, Tx. 75141

B. Is the building currently occupied by a business?

Yes  No

If yes, please list the business name(s) and Certificate of Occupancy numbers below.

L's Barber Shop  
Big Moose BBQ

C. Is this a residential building that is being converted for commercial use?

Yes  No

Please note: if a residential property is being converted to commercial use, a site plan is required. If a site plan has been submitted, please list the permit number below.

D. Have building plans been submitted to the city for the project?

Yes  No

Please note: building plans are required for some improvements but may not be necessary for all projects. If building plans have been submitted, please list the permit number below.

E. Has the applicant and/or property owner been a recipient of this Façade Improvement Matching Grant before?

Yes  No

If yes, please list the property address(es) and year(s) the grant was awarded below.

F. Are there any current code enforcement actions, tax liens, or judgment liens against the property?

Yes  No

## G. Grant Request

1. Total Project Cost (for Façade Improvements Only): \$

2. Eligible Grant Request (50% of the eligible improvement up to \$10,000): \$

## H. Project Description

(Please describe the improvements that will be made to the existing property and how the award of this grant impacts the project. 1,000 words max. You may submit on a separate sheet of paper.)

**I. What is the anticipated start and end date for the project? (Month/Year)**

Start Date: 5/1/24

End Date: 10/24

**Application Checklist**

I, the applicant, verify that I have completed the following items to be considered for the City of Hutchins Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met.

- Complete Façade Improvement Grant application.
- Written cost proposal with itemized improvements.
- Exterior photos of the building before any improvements have been made.
- Drawings or renderings of proposed improvements (proposed color palette requested, if drawings or renderings are not colored).
- Artist Portfolio and Art Renderings, if applicable.
- The proposed improvements have not been completed prior to receipt and verification of a complete application by city staff.

**DISCLAIMER**

I acknowledge that I understand the terms of the City of Hutchins Façade Improvement Grant Program, and it is my intent to meet the specified terms of this application if approved. I understand further that this project is approved for matching grant reimbursement only in strict accordance with the approved plans that are attached to this application and hereby made part of this agreement. I further understand that change orders on the work in progress require approval by the City of Hutchins City Council and that failure to comply with this agreement may jeopardize receipt of grant funds.

**Applicant Signature:**

**Date:**

**Property Owner Signature:**

**Date:** 10/9/24

*(if different from applicant)*

*Corrie Neba*

**Information Below to be Filled Out by City Staff Only**

**Date Received:**

**Staff Initials:**

**Application**

Complete

Incomplete

**Missing Items:**



# TRES HERMANOS CONSTRUCTION LLC

CLIENT **Big Moose BBQ**  
 ADDRESS **203 n main street hutchins tx**  
 EMAIL [Trayfay4@gmail.com](mailto:Trayfay4@gmail.com)  
 DATE **Oct 15, 2024**  
 PO # **469-569-4342**

Tres Hermanos Construction  
[Treshermanosroofing@outlook.com](mailto:Treshermanosroofing@outlook.com)

ITEM	PRICE	QTY	TOTAL
<b>Demolition (back Area Of Resturant )</b> Clean up of all debris in the back of restaurant	\$10,000.00	1	\$10,000.00
<b>18 Wheeler Trailor Haul Off</b> Removal of 18 wheeler trailers (contents inside as well )	\$2,000.00	2	\$4,000.00
<b>DRY STORAGE RENOVATION</b> Dry storage will include from top from the ceilings to the bottom doing the flooring in dry storage area and sheet rock walls as well ...	\$2,250.00	1	\$2,250.00
<b>Tape And Bed</b> Tape and bed in whole building	\$1,500.00	1	\$1,500.00
<b>Privacy Wall</b> Privacy wall from kitchen to rest of dining area	\$675.00	1	\$675.00
<b>Regular Sheet Rock</b>	\$17.98	10	\$179.80
<b>Fire Retardant Sheet Rock</b> Required to pass code	\$23.98	10	\$239.80
<b>FENCE DOOR (side And Back)</b> Gate doors will be fixed on the south of the property and the west of the property (price does not include total fence)	\$275.00	2	\$550.00
<b>Bathroom Door</b> 24x80 optional can go to next size up	\$110.00	1	\$110.00
<b>Commercial Kitchen Swinging Doors</b>	\$875.00	1	\$875.00
<b>LABOR</b>	\$10,000.00	1	\$10,000.00
<b>Landscaping</b>	\$1,225.00	1	\$1,225.00
<b>ELETRICAL</b>	\$10,000.00	1	\$10,000.00
<b>Estimate</b>	\$0.00	1	\$0.00
<b>INSTALLATION OF GREASE TRAP AND VENTEL HOOD</b>	\$3,250.00	1	\$3,250.00
<b>Exterior paint, trim, and caulking</b>	\$5,400.00	1	\$5,400.00
<b>4x6 NEON SIGNS</b>	\$1,445.00	2	\$2,890.00
	<b>SUBTOTAL</b>		<b>\$53,148.00</b>

PHOTOS of 209, 211 and 213 Main

10/29/24



PHOTOS of 209, 211 and 213 Main

Section E, Item2.

10/29/24



PHOTOS of 209, 211 and 213 Main

Section E, Item2.

10/29/24



PHOTOS of 209, 211 and 213 Main

10/29/24



PHOTOS of 209, 211 and 213 Main

10/29/24



**CITY OF HUTCHINS  
ECONOMIC  
DEVELOPMENT  
CORPORATION**

**2023**

**ANNUAL  
FINANCIAL  
REPORT**

FOR FISCAL YEAR ENDED  
SEPTEMBER 30, 2023

103 W. PALESTINE ST.  
HUTCHINS, TX 75141  
972.225.4449

[WWW.CITYOFHUTCHINS.ORG](http://WWW.CITYOFHUTCHINS.ORG)

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*ANNUAL FINANCIAL REPORT*

of the

**Hutchins Economic Development Corporation**

**For the Year Ended  
September 30, 2023**

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# Hutchins Economic Development Corporation

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September 30, 2023

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**BROOKSWATSON & CO.**  
CERTIFIED PUBLIC ACCOUNTANTS

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors of the  
Hutchins Economic Development Corporation:

**Report on the Audit of the Financial Statements**

*Opinions*

We have audited the accompanying financial statements of the governmental activities, including each major fund, of the Hutchins Economic Development Corporation (the "Corporation") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Corporation as of September 30, 2023, 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.

*Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Corporation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

*Responsibilities of Management for the Financial Statements*

The Corporation's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions, events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for one year after the date that the financial statements are issued.

***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

***Other Matters***

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and general fund budgetary comparison information 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 of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Corporation’s basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

This accompanying supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Brooks Watson & Co.  
Certified Public Accountants  
Houston, Texas  
October 21, 2024

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

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# Hutchins Economic Development Corporation

## MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

September 30, 2023

As management of the Hutchins Economic Development Corporation (the "Corporation"), we offer readers of the Corporation's financial statements this narrative overview and analysis of the financial activities of the Corporation for the fiscal year ended September 30, 2023.

### Financial Highlights

- The Corporation had a net position of \$4,358,321 at September 30, 2023. This balance is comprised of net investment in capital assets of \$49,656 and unrestricted net position of \$4,308,665.
- At the close of the current fiscal year, the Corporation's governmental fund reported a fund balance of \$4,579,200, an increase of \$797,704 compared to the prior year.
- The Corporation had an overall increase in net position of \$956,072.

### Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the Corporation's basic financial statements. The Corporation's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes required supplementary information intended to furnish additional detail to support the basic financial statements themselves.

### Government-Wide Statements

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

The *statement of net position* presents information on all of the Corporation's assets, liabilities, and deferred inflows/outflows with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Corporation is improving or deteriorating. Other non-financial factors, such as the City's economic activity need to be considered in order to assess the overall health of the Corporation.

The *statement of activities* presents information showing how the Corporation's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation leave).

# Hutchins Economic Development Corporation

## MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued

September 30, 2023

### FUND FINANCIAL STATEMENTS

Funds may be considered as operating companies of the Corporation. They are usually segregated for specific activities or objectives. The Corporation uses fund accounting to ensure and demonstrate compliance with finance-related legal reporting requirements. The Corporation only utilizes governmental funds.

#### Governmental Funds

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

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

The Corporation maintains one individual governmental fund; the General Fund. Information is presented in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balance for these funds which are all considered to be major funds.

The Corporation adopts an annual budget for this fund. A budgetary comparison schedule has been provided to demonstrate compliance with the respective budgets.

#### Notes to Financial Statements

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

#### Other Information

In addition to the basic financial statements, MD&A, and accompanying notes, this report also presents certain Required Supplementary Information. This includes a budgetary comparison schedules, which can be found after the basic financial statements.

# Hutchins Economic Development Corporation

## MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued

September 30, 2023

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted previously, net position may serve over time as a useful indicator of the Corporation's financial position. For the Corporation, assets exceeded liabilities by \$4,358,321 as of September 30, 2023. These assets are restricted for funding Type B projects as defined in the Attorney General's Economic Development Handbook.

Total current assets increased by \$761,298 when compared to the prior year. The primary reason for the increase in current assets is due to a rise in cash on hand, resulting from a reduction in the operating deficit previously caused by contributions made to the City for street projects. Total capital assets decreased by \$-35,481 due current year depreciation during the year. Total liabilities increased by \$159,293, which was primarily due to the timing of payments made to third party vendors.

**Statement of Net Position:**

The following table reflects the condensed Statement of Net Position:

	9/30/2023	9/30/2022		
	Governmental Activities	Governmental Activities	\$ Change	% Change
Current assets	\$ 4,746,083	\$ 3,984,785	\$ 761,298	19%
Capital assets, net	49,656	14,175	35,481	250%
<b>Total Assets</b>	4,795,739	3,998,960	796,779	269%
Accounts payable & Accrued expenses	166,883	203,289	(36,406)	18%
Long-term liabilities	270,535	393,422	(122,887)	31%
<b>Total Liabilities</b>	437,418	596,711	159,293	27%
Net Position:				
Net investment in capital assets	49,656	14,175	35,481	250%
Unrestricted	4,308,665	3,388,074	920,591	27%
<b>Total Net Position</b>	\$ 4,358,321	\$ 3,402,249	\$ 956,072	28%

# Hutchins Economic Development Corporation

## MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued

### September 30, 2023

**Statement of Activities:**

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

	<u>9/30/2023</u>	<u>9/30/2022</u>		
	<u>Governmental</u>	<u>Governmental</u>		
	<u>Activities</u>	<u>Activities</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Revenues</b>				
General revenues:				
Sales taxes	\$ 1,481,673	\$ 1,346,751	\$ 134,922	10%
Investment income	142,833	6,877	135,956	1977%
<b>Total Revenues</b>	<u>1,624,506</u>	<u>1,353,628</u>	<u>270,878</u>	<u>20%</u>
<b>Expenses</b>				
Economic development	341,310	248,938	92,372	37%
Intergovernmental	314,324	19,099	295,225	100%
Interest on long term debt	12,800	18,650	(5,850)	31%
<b>Total Expenses</b>	<u>668,434</u>	<u>286,687</u>	<u>381,747</u>	<u>133%</u>
<b>Change in Net Position</b>	956,072	1,066,941	110,869	10%
Beginning Net Position	<u>3,402,249</u>	<u>2,335,308</u>	<u>1,066,941</u>	46%
<b>Ending Net Position</b>	<u>\$ 4,358,321</u>	<u>\$ 3,402,249</u>	<u>\$ 956,072</u>	<u>28%</u>

For the year ended September 30, 2023, revenues totaled \$1,624,506. This represents an increase of \$270,878 or 20% when compared to the prior year primarily due to economic growth and an increase in local purchases.

The cost of all governmental activities this year was \$668,434. This represents an increase of \$381,747, which was primarily due to nonrecurring intergovernmental expense contributions to the City's street construction improvements in the current year.

# Hutchins Economic Development Corporation

MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued

September 30, 2023

**Governmental Activities – Revenues by source:**

## Governmental Activities - Revenues



### FINANCIAL ANALYSIS OF THE CORPORATION'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds - The focus of the Corporation's governmental funds is to provide information of near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the Corporation's financing requirements. In particular, unreserved fund balance may serve as a useful measure of the Corporation's net resources available for spending at the end of the year.

At the close of the current fiscal year, the Corporation's only governmental fund (the general fund) reported a fund balance of \$4,579,200. Current year revenues exceeding expenditures by \$1,112,028, offset by other uses of \$314,324 contributed to the City for street projects resulted in the an overall increase in fund balance of \$797,704.

### BUDGETARY HIGHLIGHTS

Original Budget Compared to Final Budget – The Corporation approved an annual budget for the general fund. Budget amendments were approved, increasing total expenses by \$40,000. The expenditures were amended to reflect additional economic development projects.

Final Budget Compared to Actual Results – As of the end of the current year, the fund's revenues and expenditures had a positive budget variance of \$741,343 and \$1,111,463, respectively. Other sources (uses) met expectations, leaving a total positive budget variance of \$1,852,806. The positive variances were primarily a result of sales tax being conservatively budgeted for in addition to an overall increase in economic growth fueling local purchases, in addition to a delay in economic development projects resulting in fewer related expenditures during the year.

# Hutchins Economic Development Corporation

## MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued

September 30, 2023

### CAPITAL ASSETS

The Corporation's investment in capital assets as of September 30, 2023 amounted to \$49,656. The Corporation had new capital additions totaling \$43,415 during the current year. Capital assets had current year depreciation of \$7,934.

More detailed information about the Corporation's capital assets is presented in the notes to the financial statements at note IV.C.

### LONG-TERM DEBT

The Corporation made principal payments of \$120,000. The Corporation had a long-term debt ending balance of \$260,000 as of the fiscal year ending September 30, 2023. More detailed information about the Corporation's long-term debt is presented in note IV.D. of the notes to the financial statements.

### ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

In the fiscal year 2023-2024 budget, General Fund revenues are budgeted at \$995,060 with sales tax making up about 98% of general fund budgeted revenues. The sales tax revenue source is the most volatile Corporation revenue and is subject to decline if the local economy fails to maintain growth.

### CONTACTING THE CORPORATION'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the Corporation's finances for all those with an interest in the Corporation's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Hutchins Economic Development Corporation, P.O. Box 361, Hutchins, Texas 75141.

***FINANCIAL STATEMENTS***

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# Hutchins Economic Development Corporation

## STATEMENT OF NET POSITION

September 30, 2023

	<b>Governmental Activities</b>
<b><u>Assets</u></b>	
Current assets:	
Cash and cash equivalents	\$ 4,498,762
Receivables, net	247,321
<b>Total Current Assets</b>	<b>4,746,083</b>
Noncurrent assets:	
Capital assets:	
Net depreciable capital assets	49,656
<b>Total Noncurrent Assets</b>	<b>49,656</b>
<b>Total Assets</b>	<b>4,795,739</b>
 <b><u>Liabilities</u></b>	
Current liabilities:	
Accounts payable and accrued liabilities	19,150
Due to primary government	147,733
Compensated absences, current	9,482
Long-term debt obligations, current portion	125,000
<b>Total Current Liabilities</b>	<b>301,365</b>
Noncurrent liabilities:	
Compensated absences, noncurrent	1,053
Long-term debt obligations, noncurrent	135,000
<b>Total Noncurrent Liabilities</b>	<b>136,053</b>
<b>Total Liabilities</b>	<b>437,418</b>
 <b><u>Net Position</u></b>	
Net investment in capital assets	49,656
Unrestricted	4,308,665
<b>Total Net Position</b>	<b>\$ 4,358,321</b>

See Notes to Financial Statements.

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# Hutchins Economic Development Corporation

*STATEMENT OF ACTIVITIES*  
For the Year Ended September 30, 2023

Functions/Programs	Expenses	Net
<b>Primary Government</b>		
<b>Governmental Activities</b>		
Economic development	\$ 341,310	\$ (341,310)
Intergovernmental	314,324	(314,324)
Interest on long term debt	12,800	(12,800)
<b>Total Governmental Activities</b>	668,434	(668,434)
<b>General Revenues:</b>		
Sales taxes		1,481,673
Investment income		142,833
<b>Total General Revenues</b>		1,624,506
<b>Change in Net Position</b>		956,072
Beginning Net Position		3,402,249
<b>Ending Net Position</b>		\$ 4,358,321

See Notes to Financial Statements.

# Hutchins Economic Development Corporation

## BALANCE SHEET

September 30, 2023

	<u>General</u>
<b><u>Assets</u></b>	
Cash and cash equivalents	\$ 4,498,762
Receivables, net	247,321
<b>Total Assets</b>	<u>\$ 4,746,083</u>
<b><u>Liabilities</u></b>	
Accounts payable and accrued liabilities	\$ 19,150
Intergovernmental payables Due to primary government	147,733
<b>Total Liabilities</b>	<u>166,883</u>
<b><u>Fund Balance</u></b>	
Restricted for: Economic development	4,579,200
<b>Total Fund Balance</b>	<u>4,579,200</u>
<b>Total Liabilities and Fund Balance</b>	<u>\$ 4,746,083</u>

See Notes to Financial Statements.

# Hutchins Economic Development Corporation

## RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION September 30, 2023

<b>Fund Balance - Total</b>	\$ 4,579,200
<b>Adjustments for the Statement of Net Position:</b>	
Capital assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.	
Capital assets - net depreciable	49,656
Deferred outflows of resources represent a consumption of net position that applies to future period(s) and is not recognized as an outflow of resources (expenses/expenditure) until then.	
Deferred gain on refunding	
Some liabilities, including bonds payable and compensated absences, are not reported as liabilities in the governmental funds.	
Compensated absences	(10,535)
Non-current liabilities due in one year	(125,000)
Non-current liabilities due in more than one year	(135,000)
<b>Net Position of Governmental Activities</b>	<u><u>\$ 4,358,321</u></u>

See Notes to Financial Statements.

# Hutchins Economic Development Corporation

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

For the Year Ended September 30, 2023

	<b>General</b>
<b><u>Revenues</u></b>	
Sales taxes	\$ 1,481,673
Investment income	142,833
<b>Total Revenues</b>	<b>1,624,506</b>
<b><u>Expenditures</u></b>	
Current:	
Economic development	379,678
Debt service:	
Principal	120,000
Interest and fiscal charges	12,800
<b>Total Expenditures</b>	<b>512,478</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	1,112,028
<b><u>Other Financing Sources (Uses)</u></b>	
Contributions to City	(314,324)
<b>Total Other Financing Sources (Uses)</b>	<b>(314,324)</b>
<b>Net Change in Fund Balances</b>	797,704
Beginning fund balance	3,781,496
<b>Ending Fund Balance</b>	<b>\$ 4,579,200</b>

See Notes to Financial Statements.

# Hutchins Economic Development Corporation

## RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2023

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

Net changes in fund balances - total governmental funds \$ 797,704

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Depreciation expense (7,934)  
Capital asset additions 43,415

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated absences 2,887

The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when they are first issued; whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Principal payments 120,000  
**Change in Net Position of Governmental Activities** \$ 956,072

See Notes to Financial Statements.

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# Hutchins Economic Development Corporation

## NOTES TO FINANCIAL STATEMENTS

September 30, 2023

### I. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### A. Organizational Structure

The Hutchins Economic Development Corporation (the "Corporation") is a component unit of the City of Hutchins, Texas (the "City"). The Corporation was incorporated April 28, 1998 to promote economic development within the City and the State of Texas in order to eliminate unemployment and underemployment, and to promote and encourage employment and the public welfare of, for and on behalf of the City by undertaking, developing, implementing, providing, and financing projects under the Development Corporation Act of 1979, as amended, Article 5190.6, Vernon's Ann. Civ. Stat. Ann. Sect. 4B, as amended, including the payment of maintenance and operating costs of publicly owned and operated projects purchased or constructed under said Section 4B. The accompanying financial statements present the Corporation.

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

The Corporation has adopted GASB Statements No. 61, *The Financial Reporting Entity and amendment of No. 14 The Financial Reporting Entity*, and No. 39, *Determining Whether Certain Organizations Are Component Units*. In accordance with these statements, a financial reporting entity consists of the primary government, organizations for which the primary government is financially accountable, and other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

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

# Hutchins Economic Development Corporation

## NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2023

such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

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

The Corporation is made up of seven board members appointed by the City Council. The Board has governance responsibilities over all activities related to corporate services within the jurisdiction of the City. The Board is appointed by the City Council and has the exclusive power and duty to govern and oversee the management of the Corporation. The Corporation receives funding from local state sales tax and must comply with the requirements of this funding per the Development Corporation Act of 1979.

### B. Financial Statement Presentation

These financial statements include implementation of Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments*. Requirements of the statement include the following:

- A Management’s Discussion and Analysis (MD&A) section providing an analysis of the Corporation’s overall financial position and results of operations;
- Financial statements prepared using full accrual accounting for all of the Corporation’s activities;
- A change in the fund financial statements to focus on the major funds, which are prepared using modified accrual accounting.

GASB Statement No. 34 established standards for external financial reporting for all state and local governmental entities, which includes 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 improvement of those assets.

# Hutchins Economic Development Corporation

## NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2023

- **Restricted**—This component of net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- **Unrestricted**—This component of net position consists of net position that do not meet the definition of “restricted” or “net investment in capital assets.”

### C. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report information about the Corporation as a whole. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the Corporation’s governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include charges paid by the recipients of goods or services offered by the programs and grants that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, such as taxes and investment earnings, are presented as general revenues.

Governmental funds are those funds through which most governmental functions are typically financed.

The government reports the following governmental funds:

#### General Fund

The general fund is the Corporation’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

### D. Measurement Focus and Basis of Accounting

The government-wide statements of net position and statements of activities are accounted for on a flow of economic resources measurement focus, accrual basis of accounting. With this measurement focus, all assets and all liabilities associated with the operations of these activities are included on the balance sheet.

# Hutchins Economic Development Corporation

## NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2023

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing resources) and decreases (i.e., expenditures and other financing uses) in net current assets.

The Corporation utilizes the modified accrual basis of accounting in the governmental fund type. Under the modified accrual basis of accounting, revenues are recognized in the accounting period when they are susceptible to accrual (i.e., when they are measurable and available). Measurable means the amount of the transaction can be determined and available means collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Corporation considers revenues available if they are collected within 60 days of the end of the current period. Revenues susceptible to accrual include charges for services and interest on temporary investments.

Sales taxes, hotel taxes, and interest associated with the current period are all considered to be susceptible to accrual and so have been recognized as revenues of the current period. Other receipts and other taxes become measurable and available when cash is received by the government and are recognized as revenue at that time.

Under modified accrual accounting, expenditures are recognized in the accounting period in which the liability is incurred, if measurable, except for interest on general long-term debt, which is recognized when due.

### E. Assets, Liabilities, and Fund Equity or Net Position

#### 1. Deposits and Investments

The Corporation's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

In accordance with GASB Statement No. 31, *Accounting and Reporting for Certain Investments and External Investment Pools*, the Corporation reports all investments at fair value, except for "money market investments" and "2a7-like pools." Money market investments, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations, are reported at amortized costs. Investment positions in external investment pools that are operated in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940, such as TexPool, are reported using the pools' share price.

# Hutchins Economic Development Corporation

## NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2023

The Corporation has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, of the Texas Governmental Code. In summary, the Corporation is authorized to invest in the following:

- Obligations of the United States or its agencies and instrumentalities
- Direct obligations of the State of Texas
- Fully collateralized certificates of deposit and money market accounts
- Statewide investment pools

### 2. Fair Value

The Corporation has applied Governmental Accounting Standards Board (“GASB”) Statement No. 72, Fair Value Measurement and Application. GASB Statement No. 72 provides guidance for determining a fair value measurement for reporting purposes and applying fair value to certain investments and disclosures related to all fair value measurements.

### 3. Receivables and Interfund Transactions

Transactions between the City and the Corporation outstanding at the end of the year are classified as "Note payables to City of Hutchins."

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as “interfund receivables/payables” (i.e. the current portion of interfund loans). All other outstanding balances between funds are reported as “due to/from other funds” in the fund statements.

All trade receivables are shown net of any allowance for uncollectible amounts.

### 4. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the government-wide financial statements. Capital assets are defined by the Corporation, as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Interest costs incurred in connection with construction of enterprise fund capital assets are capitalized when the effects of capitalization materially impact the financial statements.

# Hutchins Economic Development Corporation

## NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2023

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant, and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful lives.

<u>Asset Description</u>	<u>Estimated Useful Life</u>
Machinery and equipment	5 -10 years
Building improvements	15 - 30 years
Other improvements	10 – 15 years

### 5. Fund Balance Flow Assumptions

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

### 6. Fund Balance Policies

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 the specific purposes determined by a formal action of the corporation's highest level of decision-making authority. The governing body is the highest level of decision-making authority for the corporation that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the corporation for specific purposes but do not meet the criteria to be classified as committed.

# Hutchins Economic Development Corporation

## NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2023

The governing body (Board of Directors) has by resolution authorized the executive director to assign fund balance. 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.

### 7. Compensated Absences

The liability for compensated absences reported in the government-wide consists of unpaid, accumulated vacation balances. The liability has been calculated using the vesting method, in which leave amounts for both employees who currently are eligible to receive termination payments and other employees who are expected to become eligible in the future to receive such payments upon termination are included. Vested or accumulated vacation leave and compensated leave of government-wide and proprietary funds are recognized as an expense and liability of those funds as the benefits accrue to employees.

It is the Corporation's policy to liquidate compensated absences with future revenues rather than with currently available expendable resources. Accordingly, the Corporation's general fund recognizes accrued compensated absences when it is paid.

### 8. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

Long-term debt is not reported as liabilities in the fund financial statements until due. Debt proceeds are reported as other financing sources, net of the applicable premium or discount and payments of principal and interest reported as expenditures. Issuance costs, even if withheld from the actual net proceeds received, are reported as debt service expenditures. However, claims and judgments paid are reported as a liability in the fund financial statements only for the portion expected to be financed from expendable available financial resources.

Assets acquired under the terms of capital leases are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, capital lease transactions are recorded as other financing sources and as capital outlay expenditures in the general fund. Lease payments representing both principal and interest are recorded as expenditures in the general fund upon payment with an appropriate reduction of principal recorded in the government-wide financial statements.

# Hutchins Economic Development Corporation

## NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2023

### 9. 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 disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

## II. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

### A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

The governmental fund balance sheet includes reconciliation between *fund balance-total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that long-term liabilities, including compensated absences, are not due and payable in the current period and, therefore, are not reported in the funds.

### B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities.

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental states that, “the issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.”

## III. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

### A. Budgets and Budgetary Accounting

Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) for the General fund. The legal level of control is the fund level. For the

# Hutchins Economic Development Corporation

## NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2023

year ending September 30, 2023, current year expenditures did not exceed appropriations at the fund level of control for the General fund.

### IV. DETAILED NOTES ON ALL FUNDS

#### A. Deposits and Investments

As of September 30, 2023, the Corporation had the following investments, which are classified as cash equivalents within the Statement of Net Position:

Investment Type	Carrying Value	Weighted Average Maturity
External investment pools		
Texpool	\$ 1,002,181	28 days
TexasCLASS	3,298,325	49 days
Total fair value	\$ 4,300,506	
Portfolio weighted average maturity		39 days

*Interest rate risk* In accordance with its investment policy, the Corporation manages its exposure to declines in fair values by limiting the weighted average of maturity; structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations; monitoring credit ratings of portfolio position to assure compliance with rating requirements imposed by the Public Funds Investment Act; and invest operating funds primarily in short-term securities or similar government investment pools.

*Credit risk* The Corporation’s investment policy limits investments to obligations of the United States, State of Texas, or their agencies and instrumentalities with an investment quality rating of not less than “A” or its equivalent, by a nationally recognized investment rating firm. Other obligations must be unconditionally guaranteed (either express or implied) by the full faith and credit of the United States Government or the issuing U.S. agency and investment pools with an investment quality not less than AAA or AAAM, or equivalent, by at least one nationally recognized rating service.

*Custodial credit risk – deposits* In the case of deposits, this is the risk that in the event of a bank failure, the Corporation’s deposits may not be returned to it. State statutes require that all deposits in financial institutions be insured or fully collateralized by U.S. government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a market value of not less than the principal amount of the deposits. As of September 30, 2023, the Corporation’s bank balances are fully insured and collateralized.

# Hutchins Economic Development Corporation

## NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2023

*Custodial credit risk – investments* For an investment, this is the risk that, in the event of the failure of the counterparty, the Corporation will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Corporation’s investment policy requires that it will seek to safekeeping securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, are executed by delivery versus payment to ensure that securities are deposited in the Corporation’s safekeeping account prior to the release of funds.

### **TexPool**

TexPool was established as a trust company with the Treasurer of the State of Texas as trustee, segregated from all other trustees, investments, and activities of the trust company. The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The advisory board members review the investment policy and management fee structure. Finally, Standard & Poor’s rate TexPool AAAM. As a requirement to maintain the rating, weekly portfolio information must be submitted to Standard & Poor’s, as well as to the office of the Comptroller of Public Accounts for review. At September 30, 2023, the fair value of the portion in TexPool approximates fair value of the shares. There were no limitations or restrictions on withdrawals.

### **TexasCLASS**

Texas CLASS has been established for governmental entities pursuant to the Public Funds Investment Act, Chapter 2256 of the Texas Government Code and operates in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. Texas CLASS is supervised by a Board of Trustees who are elected by the Participants. The Board of Trustees supervises the Trust and its affairs and acts as the liaison between the Participants, the Custodian and the Program Administrator. The Board administers the affairs of the Trust and enters into contracts and agreements on behalf of the Trust in order to effectuate the terms of the Trust Agreement. It also selects consultants for Texas CLASS, including the Program Administrator and the Custodian. MBIA’s Texas CLASS is rated AAA by Fitch. There were no limitations or restrictions on withdrawals.

# Hutchins Economic Development Corporation

## NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2023

### B. Receivables

The following comprise receivable balances of the Corporation at year end:

	<b>Hutchins</b>	
	<b>EDC</b>	<b>Total</b>
Sales tax	\$ 247,321	\$ 247,321
	\$ 247,321	\$ 247,321

### C. Capital Assets

A summary of changes in governmental activities capital assets for the year end was as follows:

	<b>Beginning Balances</b>	<b>Increases</b>	<b>Decreases/ Reclassifications</b>	<b>Ending Balances</b>
Capital assets, being depreciated:				
Building improvements	\$ 23,928	\$ -	\$ -	\$ 23,928
Machinery and equipment	36,950	43,415	-	80,365
Other improvements	14,260	-	-	14,260
Total capital assets being depreciated	75,138	43,415	-	118,553
Less accumulated depreciation				
Building improvements	10,072	743	-	10,815
Machinery and equipment	36,950	6,874	-	43,824
Other improvements	13,941	317	-	14,258
Total accumulated depreciation	60,963	7,934	-	68,897
Net capital assets being depreciated	14,175	35,481	-	49,656
<b>Total Capital Assets</b>	<b>\$ 14,175</b>	<b>\$ 35,481</b>	<b>\$ -</b>	<b>\$ 49,656</b>

Depreciation expense was \$7,934 for the year ended September 30, 2023.

# Hutchins Economic Development Corporation

## NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2023

### D. Long-term Liabilities

The Corporation's long-term liabilities at September 30, 2023 consists of the following:

	Rate	Beginning Balance	Additions	Payments	Ending Balance	Amounts Due Within One Year
Note Payable - City	2.00-4.00%	\$ 380,000	\$ -	\$ (120,000)	\$ 260,000	\$ 125,000
<b>Total</b>		\$ 380,000	\$ -	\$ (120,000)	\$ 260,000	\$ 125,000
Long-term liabilities due in more than one year						\$ 135,000

Debt service requirements at year end are as follows:

Year ending September 30,	Governmental Activities	
	Principal	Interest
2024	\$ 125,000	\$ 12,800
2025	135,000	7,900
2026	-	2,700
	\$ 260,000	\$ 23,400

In November 2009 the citizens of Hutchins, TX approved of the Corporation using sales tax funds to fund improvements and extensions to the City's waterworks and sewer system. The City of Hutchins issued bonds in the amount of \$1,060,000 and the Corporation has agreed to pay \$1,597,449 (including interest) to the City over a period of 14 years.

In November 2011 the citizens of Hutchins, TX approved of the Corporation using sales tax funds to fund the construction of a water well and an overhead water storage tower. The City of Hutchins issued bonds in the amount of \$2,000,000 and the Corporation has agreed to pay \$2,882,427 (including interest) to the City over a period of 20 years. On August 12, 2020 these bond were refunded by City of Hutchins refunding bonds in the amount of \$1,404,000 with an interest rate of 1.21%. The proceeds were used to refund the \$1,355,000 of the outstanding 2011 certificate of obligation bonds being paid for by the Corporation. The Corporation agreed to pay \$2,298,480 (including interest) to the City over a period of 12 years.

In October 1998, the Board of Directors adopted a debt service cap of 60%, meaning that the total monthly required debt service payments are not to exceed 60% of the Sales tax

# Hutchins Economic Development Corporation

## NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2023

revenue less monthly administrative expenses. As of September 30, 2023, the Corporation is in compliance with this policy.

### E. Other Long-term Liabilities

The following is a summary of changes in the EDC's other long-term liabilities for the year ended. In general, the EDC uses the general fund to liquidate compensated absences.

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Amounts Due Within One Year</b>
<b>Governmental Activities:</b>					
Compensated Absences	\$ 13,422	\$ 9,193	\$ (12,080)	\$ 10,535	\$ 9,482
<b>Total Governmental Activities</b>	<b>\$ 13,422</b>	<b>\$ 9,193</b>	<b>\$ (12,080)</b>	<b>\$ 10,535</b>	<b>\$ 9,482</b>
			Long-term liabilities due in more than one year		\$ 1,053

## V. OTHER INFORMATION

### A. Restatements

The EDC restated beginning net position/fund balance of governmental activities and the general fund in order to correct prior year payroll accruals. The restatements are summarized below:

	<b>Governmental Activities</b>	<b>General Fund</b>
Prior year ending net position, as reported	\$ 3,397,790	\$ 3,777,037
Correct payroll accrual	4,459	4,459
Restated beginning net position	\$ 3,402,249	\$ 3,781,496

### B. Subsequent Events

There were no material subsequent events warranting disclosure through October 21, 2024, the date the financial statements were available to be issued.

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***REQUIRED SUPPLEMENTARY INFORMATION***

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# Hutchins Economic Development Corporation

## BUDGETARY COMPARISON SCHEDULE

### GENERAL FUND

For the Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b><u>Revenues</u></b>				
Sales taxes	\$ 881,613	\$ 881,613	\$ 1,481,673	\$ 600,060
Investment income	1,550	1,550	142,833	141,283
<b>Total Revenues</b>	883,163	883,163	1,624,506	741,343
<b><u>Expenditures</u></b>				
Current:				
Economic development	1,446,341	1,486,341	379,678	1,106,663
Debt service:				
Principal	120,000	120,000	120,000	-
Interest	17,600	17,600	12,800	4,800
<b>Total Expenditures</b>	1,583,941	1,623,941	512,478	1,111,463
<b>Excess of Revenues Over (Under) Expenditures</b>	(700,778)	(740,778)	1,112,028	1,852,806
<b><u>Other Financing Sources (Uses)</u></b>				
Contributions to City	(314,324)	(314,324)	(314,324)	-
<b>Total Other Financing Sources (Uses)</b>	(314,324)	(314,324)	(314,324)	-
<b>Net Change in Fund Balance</b>	\$ (1,015,102)	\$ (1,055,102)	797,704	\$ 1,852,806
Beginning fund balance			3,781,496	
<b>Ending Fund Balance</b>			\$ 4,579,200	

Notes to Required Supplementary Information

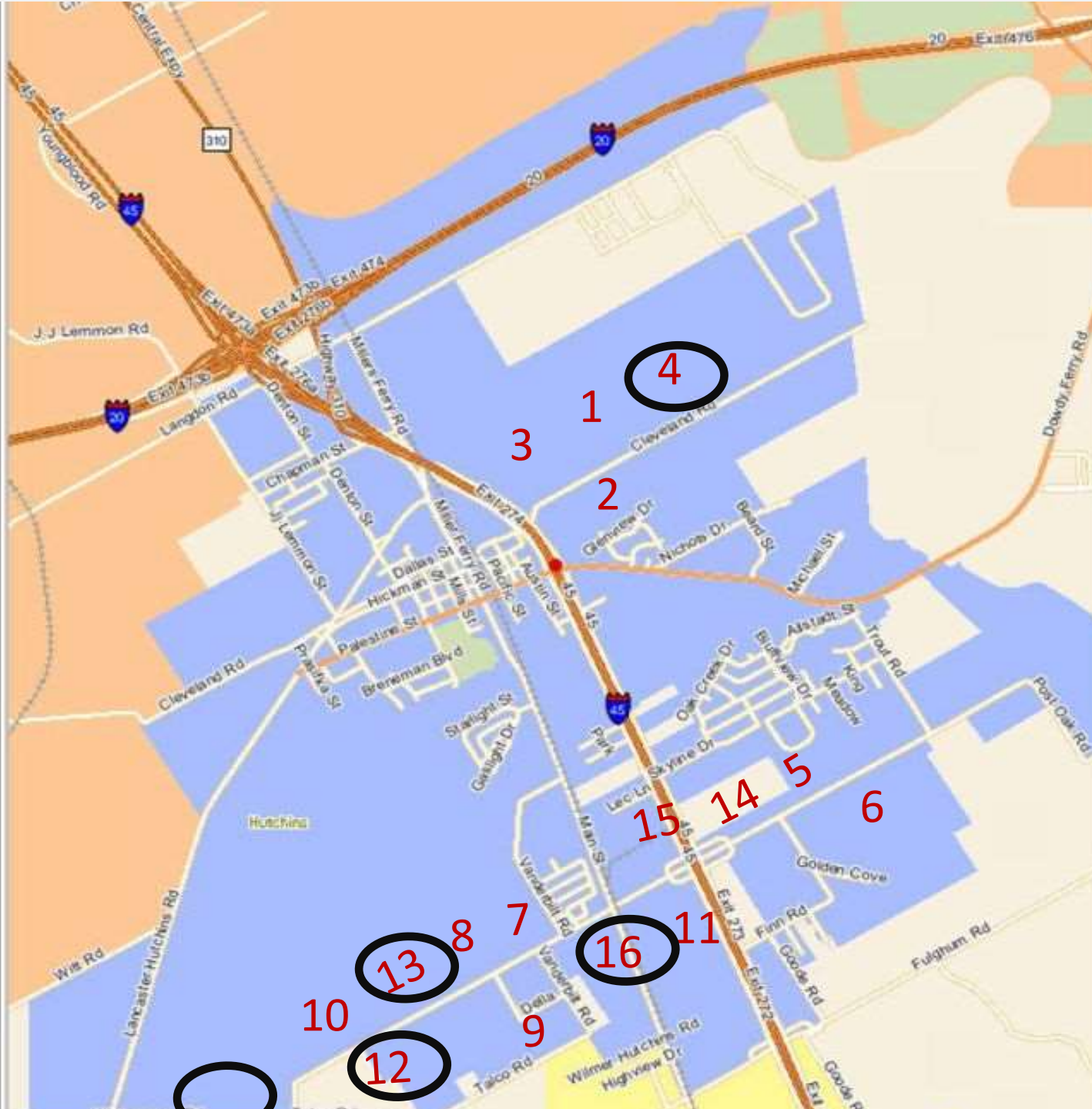
1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP)

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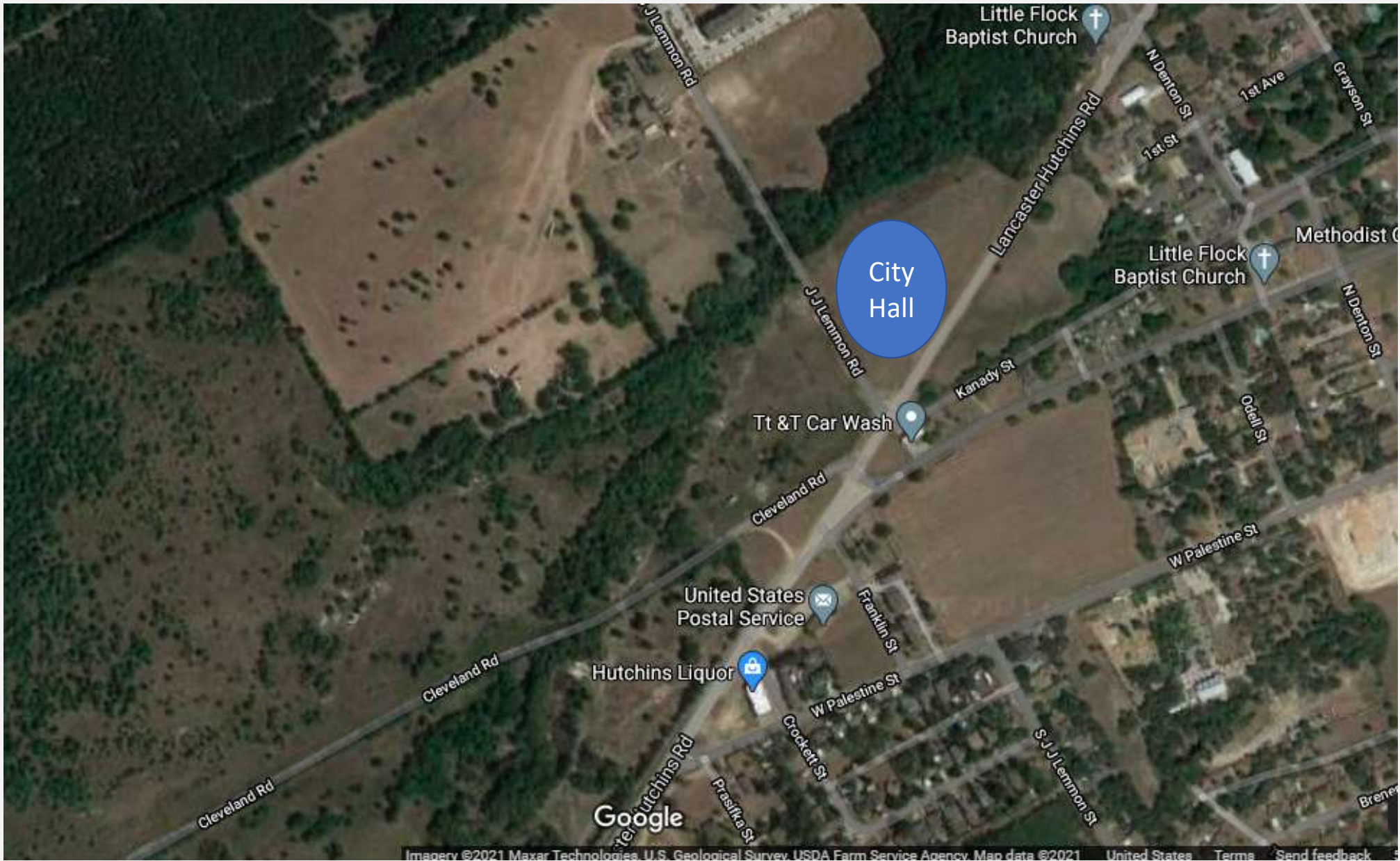
Hutchins EDC  
UPDATE

January 9, 2025



Section E, Item 4.

1. Fed Ex
2. Hillwood
3. Majestic
4. Seefried
5. American Standard
6. Hobby Lobby
7. Shippers 1
8. Shippers 2
9. Core 5
10. Biagi
11. Union Pacific
12. KTN
13. Chick Fil A
14. Mauser
15. SignaCast
16. Myers Crow



Town Center



City Hall



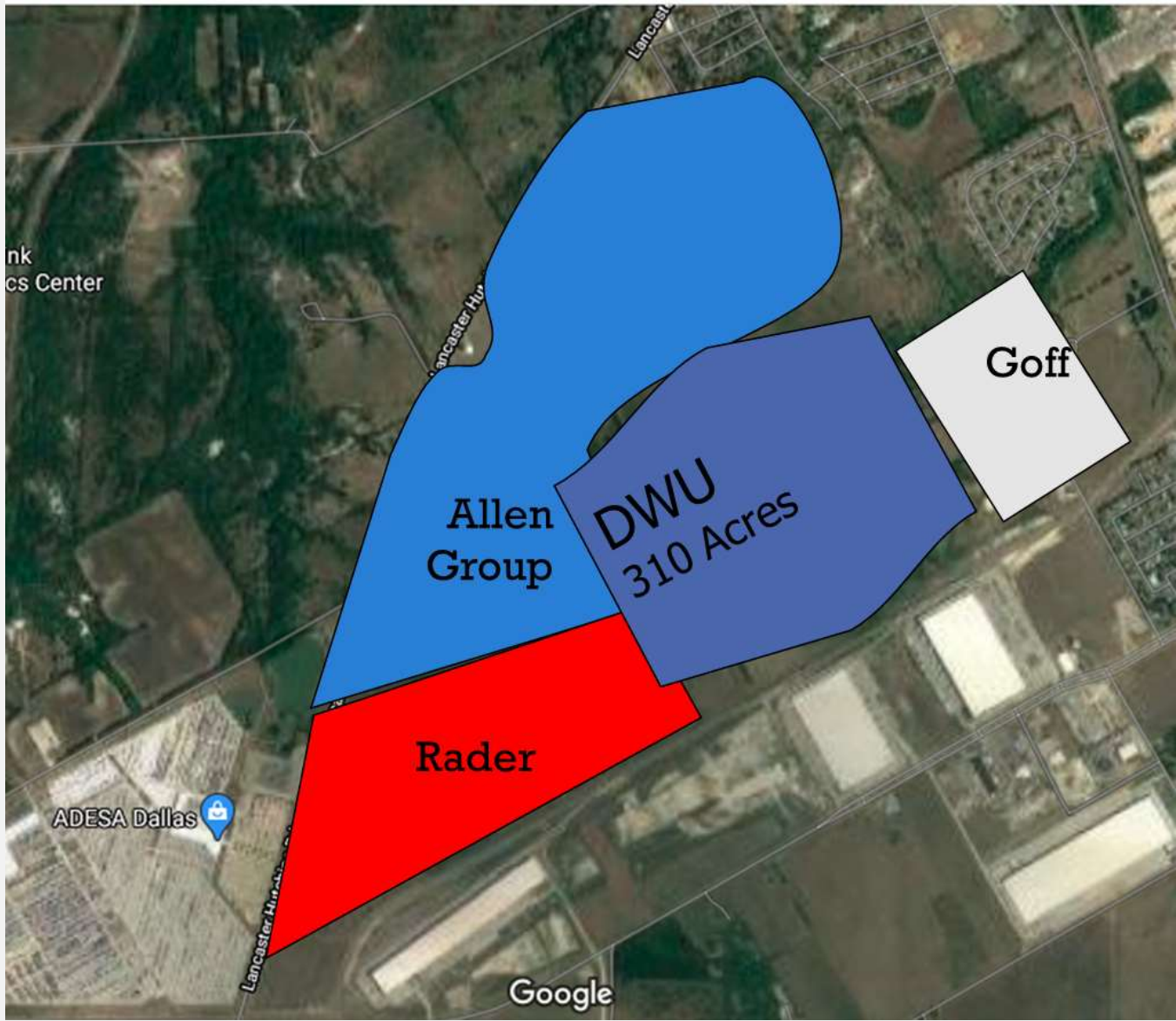
City Hall

# Southaven





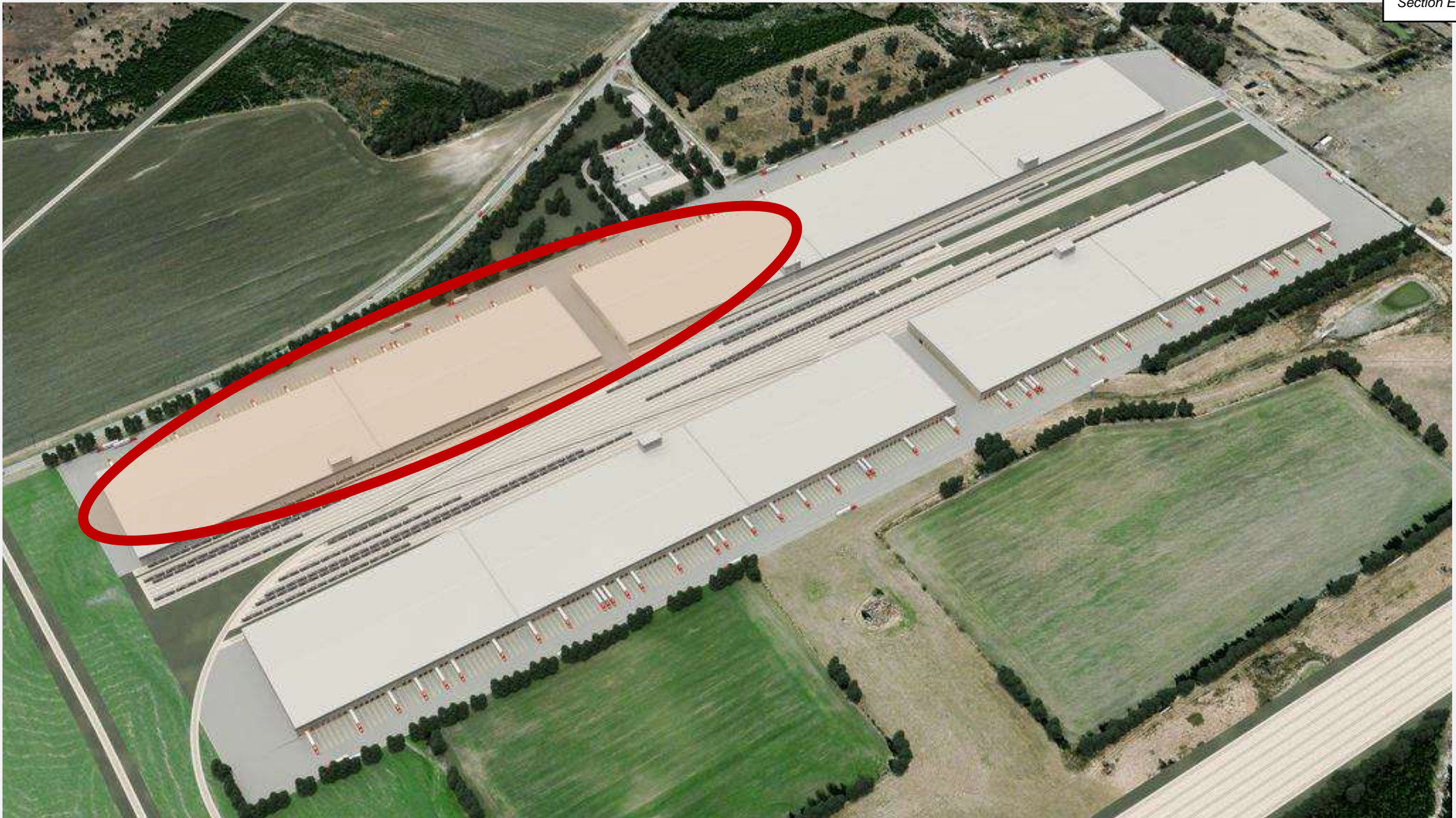




Lancaster  
Hutchins  
Commercial  
3 – 8 years

# Upcoming Items

- Entry Feature at Dowdy Ferry
- Recreation Center Planning
- Lancaster Hutchins Property
- South Haven Development (town center)
- Pinto Road
- Northeast Wintergreen and Lancaster Hutchins
- Southeast Wintergreen and Lancaster Hutchins
- KTN Expansion



# Southeast Corner of Lancaster Hutchins



# Northeast Corner of Lancaster Hutchins



# Pinto Road

