

CITY OF MEADOWLAKES, TEXAS
BASIC FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2018

CITY OF MEADOWLAKES
ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED SEPTEMBER 30, 2018

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INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Aldermen
City of Meadowlakes, Texas
Meadowlakes, TX 78654

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Meadowlakes, Texas, as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Meadowlakes, Texas, as of September 30, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note I to the financial statements, in 2018, the City adopted new accounting guidance prescribed by GASB #75 for its Other Post Employment Benefit (OPEB). Because GASB #75 implements new measurement criteria and reporting provisions, information has been added to the Government Wide Statements, Statement of Net Position and Governmental Funds Balance Sheet discloses the City's Net OPEB liability and deferred resource outflows related to the City's supplemental death benefits. The Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balance discloses the adjustment to the City's Beginning Net Position. Our opinion is not modified with respect to the matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information and the Schedule of Changes in Net Pension Liability and Related Ratios and the Schedule of Employer Contributions on pages 3-8 and 38-43 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



NEFFENDORF & KNOPP, P.C.
Fredericksburg, Texas

February 15, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Meadowlakes, we offer readers of the City's financial statements this narrative overview and analysis of the financial statements of the City for the year ended September 30, 2018. Please read it in conjunction with the independent auditors' report on page 1, and City's Basic Financial Statements which begin on page 9.

FINANCIAL HIGHLIGHTS

- The assets of the City exceeded its liabilities at the close of the most recent fiscal year by \$5,456,820 (net position). Of this amount, \$983,240 (unrestricted net position) may be used to meet the City's ongoing obligations to citizen's and creditors.
- The City's net position increased by \$380,365 as a result of this year's operations.
- At September 30, 2018, the City's governmental funds reported combined ending fund balances of \$407,411, a decrease of \$19,372 in comparison with the prior year.
- At September 30, 2018, the City's Enterprise Funds reported unrestricted net position of \$594,449, an increase of \$42,604 in comparison with the prior year.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The government-wide financial statements include the Statement of Net Position and the Statement of Activities (on pages 9 through 11). These provide information about the activities of the City as a whole and present a longer-term view of the City's property and debt obligations and other financial matters. They reflect the flow of total economic resources in a manner similar to the financial reports of a business enterprise.

Fund financial statements (beginning on page 12) report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. For governmental activities, these statements tell how services were financed in the short term as well as what resources remain for future spending. They reflect the flow of current financial resources, and supply the basis for tax levies and the appropriations budget.

The notes to the financial statements (starting on page 22) provide narrative explanations or additional data needed for full disclosure in the government-wide statements or the fund financial statements.

The Budgetary Comparison Schedule (operating fund), Schedule of Changes in Net Pension Liability and Related Ratios, Schedule of Employer Contributions, the Notes to the Schedule of Contributions, Schedule of Changes in the Total OPEB Liability and Related Ratios and the Notes to the Schedule of Changes in the Total OPEB Liability and Related Ratios are presented as required supplementary information on pages 38 - 43.

Reporting the City as a Whole

The Statement of Net Position and the Statement of Activities

The analysis of the City's overall financial condition and operations begins on page 9. Its primary purpose is to show whether the City is better off or worse off as a result of the year's activities. The Statement of Net Position includes all the City's assets and liabilities at the end of the year while the Statement of Activities includes all the revenues and expenses generated by the City's operations during the year. These apply the accrual basis of accounting which is the basis used by private sector companies.

All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. All the City's assets are reported whether they serve the current year or future years. Liabilities are considered regardless of whether they must be paid in the current or future years.

These two statements report the City's net position and changes in them. The City's net position (the difference between assets and liabilities) provide one measure of the City's financial health, or financial position. Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. To fully assess the overall health of the City, however, you should consider other factors as well, such as changes in the City's customers or its property tax base and the condition of the City's facilities.

In the Statement of Net Position and the Statement of Activities, the City has two kinds of activity:

- Governmental activity - Most of the City's basic services are reported here, including the public safety, municipal court and administration. Property taxes, user charges, sales tax and franchise tax finance most of these activities.
- Business-type activity - The City's water and sewer system, sanitation and recreation are reported as a business-type activity since the fees charged to customers cover the cost of services provided.

Reporting the City's Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds - not the City as a whole. Funds are accounting devices that the City uses to keep track of specific sources of funding and spending for particular purposes.

The City has two kinds of funds:

- Governmental funds - All of the City's basic services are reported in governmental funds. These use modified accrual accounting (a method that measures the receipt and disbursement of cash and all other financial assets that can be readily converted to cash) and report balances that are available for future spending. The governmental fund statements provide a detailed short-term view of the City's general operations and the basic services it provides. We describe the differences between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in Note II to the financial statements.
- Proprietary funds - Services for which the City charges customers a fee are generally reported in proprietary funds. The City's utility fund (Water, Sewer, Sanitation and Recreation) is a business-type activity and provides both long and short-term financial information.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Our analysis focuses on the net position (Table I) and changes in net position (Table II) of the City's governmental and business-type activities.

Net position of the City's governmental activities increased from \$834,996 to \$1,130,859. Unrestricted net position - the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements - was \$388,791 at September 30, 2018. This increase in governmental net position was the result of six factors. First, the City's expenditures exceeded the revenues by \$19,372. Second, the City paid principal on long-term debt of \$385,000. Third, the City recorded depreciation in the amounts of \$57,857. Fourth, a net decrease of \$600 due to implementation of GASB Statement No. 75 accounting and financial reporting for other post-employment benefits. Fifth, a net increase of \$1,264 due to recognition of deferred inflows, outflows and pension liability related to GASB 68 accounting and financial reporting for pensions. Sixth, due to implementation of GASB Statement No. 75 a prior period adjustment was necessary in the amount of (\$3,273).

Net position of the City's business-type activities increased from \$4,251,687 to \$4,325,961. Unrestricted net position was \$594,449 at September 30, 2018. This increase in business-type net position was the result of a net income of \$81,229 and due to implementation of GASB Statement No. 75 a prior period adjustment in the amount of (\$6,955).

Table I
City of Meadowlakes

NET POSITION

	Governmental Activities		Business-Type Activities		TOTALS	
					Primary Government	
	2018	2017	2018	2017	2018	2017
Current and Restricted Assets	\$ 518,945	\$ 513,979	\$ 866,648	\$ 795,437	\$ 1,385,593	\$ 1,309,416
Capital Assets	2,747,770	2,805,627	4,030,300	3,866,722	6,778,070	6,672,349
Total Assets	\$ 3,266,715	\$ 3,319,606	\$ 4,896,948	\$ 4,662,159	\$ 8,163,663	\$ 7,981,765
Deferred Outflow of Resources						
Deferred Outflow Related to Pension Plan	\$ 12,593	\$ 16,958	\$ 26,760	\$ 36,037	\$ 39,353	\$ 52,995
Deferred Outflow Related to OPEB	687		1,461		2,148	
Total Deferred Outflows of Resources	\$ 13,280	\$ 16,958	\$ 28,221	\$ 36,037	\$ 41,501	\$ 52,995
Long-Term Liabilities	\$ 1,639,560	\$ 2,025,000	\$ 207,273	\$ 112,289	\$ 1,846,833	\$ 2,137,289
Other Liabilities	480,090	450,285	354,815	309,009	834,905	759,294
Total Liabilities	\$ 2,119,650	\$ 2,475,285	\$ 562,088	\$ 421,298	\$ 2,681,738	\$ 2,896,583
Deferred Inflow of Resources						
Deferred Inflow Related to Pension Plan	\$ 17,468	\$ 11,864	\$ 37,120	\$ 25,211	\$ 54,588	\$ 37,075
Deferred Inflow Refunding	12,018	14,422			12,018	14,422
Total Deferred Inflows of Resources	\$ 29,486	\$ 26,286	\$ 37,120	\$ 25,211	\$ 66,606	\$ 51,497
Net Position:						
Net Investment in Capital Assets	\$ 722,769	\$ 395,626	\$ 3,731,512	\$ 3,699,842	\$ 4,454,281	\$ 4,095,468
Restricted	19,299	15,171			19,299	15,171
Unrestricted	388,791	424,196	594,449	551,845	983,240	976,041
Total Net Position	\$ 1,130,859	\$ 834,993	\$ 4,325,961	\$ 4,251,687	\$ 5,456,820	\$ 5,086,680

Table II
City of Meadowlakes

CHANGES IN NET POSITION

	Governmental Activities		Business-Type Activities		TOTALS Primary Government	
	2018	2017	2018	2017	2018	2017
Revenues:						
Property Taxes	\$ 734,672	\$ 706,507	\$	\$	\$ 734,672	\$ 706,507
Franchise Tax	56,264	54,023			56,264	54,023
Charges for Services	17,734	8,717	2,171,432	2,155,616	2,189,166	2,164,333
Miscellaneous	7,984	5,616	110,795	121,781	118,779	127,397
Contributions and Donations					-	-
Interest Earnings	6,192	2,116	5,671	1,690	11,863	3,806
Total Revenue	\$ 822,846	\$ 776,979	\$ 2,287,898	\$ 2,279,087	\$ 3,110,744	\$ 3,056,066
Expenses:						
General Government	\$ 472,008	\$ 329,276	\$	\$	\$ 472,008	\$ 329,276
BCAD	12,203	11,594			12,203	11,594
Building Committee					-	-
Flood Plain Administrator					-	-
Ordinance Enforcement/Public Safety	112,137	85,970			112,137	85,970
Traffic Control	29,842	18,322			29,842	18,322
Municipal Court	14,980	9,755			14,980	9,755
Animal Control	1,540	9,342			1,540	9,342
Water and Sewer			1,059,130	1,036,704	1,059,130	1,036,704
Recreation Fund			981,539	956,451	981,539	956,451
Debt Service - Interest	47,000	54,893			47,000	54,893
Fiscal Agent's Fees					-	-
Issuance Costs					-	-
Total Expenses	\$ 689,710	\$ 519,152	\$ 2,040,669	\$ 1,993,155	\$ 2,730,379	\$ 2,512,307
Increase (Decrease) in Net Position						
Before Transfers & Capital Contributions	\$ 133,136	\$ 257,827	\$ 247,229	\$ 285,932	\$ 380,365	\$ 543,759
Transfers	166,000	222,105	(166,000)	(222,105)	-	-
Net Change	299,136	479,932	81,229	63,827	380,365	543,759
Net Position - Beginning	834,993	355,061	4,251,687	4,187,860	5,086,680	4,542,920
Prior Period Adjustment	(3,273)	-	(6,955)		(10,228)	-
Net Position - Ending	\$ 1,130,859	\$ 834,993	\$ 4,325,961	\$ 4,251,687	\$ 5,456,820	\$ 5,086,680

The cost of all governmental activities this year was \$689,710. However, as shown in the Statement of Activities on page 10, the amount that our taxpayers ultimately financed for these activities through City taxes was only \$734,672, because the other costs were paid by franchise tax (\$56,264), user charges (\$17,734), interest (\$6,192) and other miscellaneous (\$6,556).

THE CITY'S FUNDS

As the City completed the year, its governmental funds (as presented in the balance sheet on page 12) reported a fund balance of \$407,411, which is less than last year's total of \$426,783. Included in this year's total change in fund balance is a decrease of \$23,500 in the City's General Fund. This decrease in the General Fund balance was caused by the excess of expenditures over revenues.

The City adopted the General Fund Budget. Actual revenues were more than budgeted amounts and actual expenditures were less than the budgeted amounts.

CAPITAL ASSET AND DEBT ADMINISTRATION

At September 30, 2018, the City had the following amounts invested in capital assets, net of depreciation:

	CAPITAL ASSETS					
	Governmental Activities		Business-Type Activities		TOTALS	
	2018	2017	2018	2017	Primary Government	
					2018	2017
Land and Improvements	\$ 1,851,301	\$ 1,851,301	\$ 42,334	\$ 42,334	\$ 1,893,635	\$ 1,893,635
Infrastructure			6,280,443	6,219,357	6,280,443	6,219,357
Buildings	1,201,683	1,201,683	416,459	411,659	1,618,142	1,613,342
Improvements	205,724	205,724	350,061	343,281	555,785	549,005
Machinery & Equipment	170,908	170,908	945,604	677,835	1,116,512	848,743
Construction in Progress	-	-	57,414	-	57,414	-
Total Capital Assets	\$ 3,429,616	\$ 3,429,616	\$ 8,092,315	\$ 7,694,466	\$ 11,521,931	\$ 11,124,082
Less: Accumulated Depreciation	(681,846)	(623,989)	(4,062,015)	(3,827,742)	(4,743,861)	(4,451,731)
Capital Assets, Net	\$ 2,747,770	\$ 2,805,627	\$ 4,030,300	\$ 3,866,724	\$ 6,778,070	\$ 6,672,351

More detailed information about the City's capital assets is presented in Note C and D to the financial statements.

DEBT

At September 30, 2018, the City had the following outstanding debt:

OUTSTANDING DEBT

	Governmental Activities		Business-Type Activities		TOTALS	
					Primary Government	
	2018	2017	2018	2017	2018	2017
Bonds Payable	\$ 2,025,000	\$ 2,410,000	\$ -	\$ -	\$ 2,025,000	\$ 2,410,000
Notes Payable			298,789	166,880	298,789	166,880
Compensated Absences	21,725	8,780	24,572	20,864	46,297	29,644
Total Outstanding Debt	\$ 2,046,725	\$ 2,418,780	\$ 323,361	\$ 187,744	\$ 2,370,086	\$ 2,606,524

For governmental activities, the City paid \$385,000 in principal payments on long-term debt.

For business-type activities the City acquired a capital lease in the amount of \$197,001 and paid principal payments in the amount of \$65,092.

More detailed information about the City's long-term liabilities is presented in Notes E, F, and G to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The City's elected and appointed officials considered many factors when setting the fiscal-year 2019 budget and tax rates. The major factors are the assessed property valuation and population growth. These indicators were taken into account when adopting the General Fund budget for 2019. Amounts available for appropriation in the General Fund budget are \$607,700 and expenditures are estimated to be \$727,200 (including a transfer out to other funds in the amount of \$119,500).

If these estimates are realized, the City's budgetary General fund balance is expected to decrease by the close of 2019.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the City's business office, at City of Meadowlakes, Texas.

CITY OF MEADOWLAKES, TEXAS
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018

EXHIBIT A-1

	Primary Government		
	Governmental Activities	Business - Type Activities	Total
ASSETS			
Cash and Cash Equivalents	\$ 237,561	\$ 473,218	\$ 710,779
Investments - Current	192,307	202,380	394,687
Taxes Receivable, Net	23,435	-	23,435
Accounts Receivable (Net)	3,948	110,309	114,257
Due from Other Funds	41,723	(41,723)	-
Inventories	-	39,639	39,639
Prepaid Items	4,109	49,117	53,226
Capital Assets:			
Land Purchase and Improvements	1,851,301	42,334	1,893,635
Infrastructure, Net	-	2,885,591	2,885,591
Buildings, Net	776,944	226,633	1,003,577
Improvements other than Buildings, Net	103,788	276,357	380,145
Furniture and Equipment, Net	15,737	541,971	557,708
Construction in Progress	-	57,414	57,414
Net Pension Asset	15,862	33,708	49,570
Total Assets	3,266,715	4,896,948	8,163,663
DEFERRED OUTFLOW OF RESOURCES			
Deferred Outflow Related to Pension Plan	12,593	26,760	39,353
Deferred Resource Outflow Related to OPEB	687	1,461	2,148
Total Deferred Outflows of Resources	13,280	28,221	41,501
LIABILITIES			
Accounts Payable	4,545	102,590	107,135
Wages and Salaries Payable	12,543	30,648	43,191
Compensated Absences Payable	21,725	24,572	46,297
Intergovernmental Payable	-	1,162	1,162
Unearned Revenues	20,530	6,578	27,108
Notes Payable - Current	-	101,206	101,206
Other Current Liabilities	30,747	88,059	118,806
Noncurrent Liabilities:			
Debt Due Within One Year	390,000	-	390,000
Due in More Than One Year	1,635,000	197,583	1,832,583
Net OPEB Liability	4,560	9,690	14,250
Total Liabilities	2,119,650	562,088	2,681,738
DEFERRED INFLOW OF RESOURCES			
Deferred Inflow Related to Pension Plan	17,468	37,120	54,588
Deferred Resource Inflow for Refunding	12,018	-	12,018
Total Deferred Inflows of Resources	29,486	37,120	66,606
NET POSITION			
Net Investment in Capital Assets	722,769	3,731,512	4,454,281
Restricted for Debt Service	19,299	-	19,299
Unrestricted Net Position	388,791	594,449	983,240
Total Net Position	\$ 1,130,859	\$ 4,325,961	\$ 5,456,820

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

CITY OF MEADOWLAKES, TEXAS
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2018

		Program Revenues
	Expenses	Charges for Services
Primary Government:		
GOVERNMENTAL ACTIVITIES:		
General Government	472,008	6,550
BCAD	12,203	-
Ordinance Enforcement/Public Safety	112,137	11,184
Traffic Control	29,842	-
Municipal Court	14,980	-
Animal Control	1,540	-
Interest on Debt	47,000	-
Total Governmental Activities	689,710	17,734
BUSINESS-TYPE ACTIVITIES:		
Public Works Fund	1,059,130	1,264,978
Recreation Fund	981,539	906,454
Total Business-Type Activities	2,040,669	2,171,432
TOTAL PRIMARY GOVERNMENT	\$ 2,730,379	\$ 2,189,166

General Revenues:

Taxes:

Property Taxes, Levied for General Purposes

Property Taxes, Levied for Debt Service

Franchise Tax

Other Taxes

Miscellaneous Revenue

Investment Earnings

Transfers In (Out)

Total General Revenues and Transfers

Change in Net Position

Net Position - Beginning

Prior Period Adjustment

Net Position--Ending

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

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business-Type Activities	Total
\$ (465,458)	\$ -	\$ (465,458)
(12,203)	-	(12,203)
(100,953)	-	(100,953)
(29,842)	-	(29,842)
(14,980)	-	(14,980)
(1,540)	-	(1,540)
(47,000)	-	(47,000)
(671,976)	-	(671,976)
-	205,848	205,848
-	(75,085)	(75,085)
-	130,763	130,763
(671,976)	130,763	(541,213)
381,873	-	381,873
352,799	-	352,799
56,264	-	56,264
1,428	-	1,428
6,556	110,795	117,351
6,192	5,671	11,863
166,000	(166,000)	-
971,112	(49,534)	921,578
299,136	81,229	380,365
834,996	4,251,687	5,086,683
(3,273)	(6,955)	(10,228)
\$ 1,130,859	\$ 4,325,961	\$ 5,456,820

CITY OF MEADOWLAKES, TEXAS
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash and Cash Equivalents	\$ 218,262	\$ 19,299	\$ 237,561
Investments - Current	192,307	-	192,307
Taxes Receivable	12,186	11,249	23,435
Accounts Receivable (Net)	76	-	76
Due from Other Funds	41,723	-	41,723
Prepaid Items	4,109	-	4,109
Total Assets	<u>\$ 468,663</u>	<u>\$ 30,548</u>	<u>\$ 499,211</u>
LIABILITIES			
Accounts Payable	\$ 4,545	\$ -	\$ 4,545
Wages and Salaries Payable	12,543	-	12,543
Unearned Revenues	20,530	-	20,530
Other Current Liabilities	30,747	-	30,747
Total Liabilities	<u>68,365</u>	<u>-</u>	<u>68,365</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue - Property Taxes	12,186	11,249	23,435
Total Deferred Inflows of Resources	<u>12,186</u>	<u>11,249</u>	<u>23,435</u>
FUND BALANCES			
Restricted Fund Balance:			
Retirement of Long-Term Debt	-	19,299	19,299
Unassigned Fund Balance	388,112	-	388,112
Total Fund Balances	<u>388,112</u>	<u>19,299</u>	<u>407,411</u>
Total Liabilities, Deferred Inflows & Fund Balances	<u>\$ 468,663</u>	<u>\$ 30,548</u>	<u>\$ 499,211</u>

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

CITY OF MEADOWLAKES, TEXAS
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018

Total Fund Balances - Governmental Funds	\$ 407,411
Capital assets used in governmental activities are not financial resources and therefore are not reported in governmental funds. In addition, long-term liabilities, including bonds payable, are not due and payable in the current period, and, therefore are not reported as liabilities in the funds. The net effect of including the beginning balances for capital assets (net of depreciation) and long-term debt in the governmental activities is to increase net position.	381,205
Current year capital outlays and long-term debt principal payments are expenditures in the fund financial statements, but they should be shown as increases in capital assets and reductions in long-term debt in the government-wide financial statements. The net effect of including the 2018 capital outlays and debt principal payments is to increase net position.	387,404
This fiscal year required that the City report their net pension liability in the Government Wide Statement of Net Position. The items reported as a result of this implementation included a net pension asset of \$15,862, a Deferred Resource Outflow of \$12,593 and a Deferred Resource Inflow of \$17,468. The net effect of these was to increase the ending net position by \$10,987.	10,987
The City implemented GASB 75 reporting requirements for the OPEB benefit plan through TMRS. Since this is the first year of implementation, a prior period adjustment had to be made in the amount of (\$3,273). The implementation resulted in an OPEB liability of \$4,560 and a deferred resource outflow of \$687. This resulted in a difference between the ending fund balance and the ending net position of (\$3,873).	(3,873)
The 2018 depreciation expense increases accumulated depreciation. The net effect of the current year's depreciation is to decrease net position.	(57,857)
Various other reclassifications and eliminations are necessary to convert from the modified accrual basis of accounting to accrual basis of accounting. These include recognizing deferred revenue as revenue, eliminating interfund transactions, and recognizing the liabilities associated with maturing long-term debt and interest. The net effect of these reclassifications and recognitions is to increase net position.	5,582
Net Position of Governmental Activities	<u>\$ 1,130,859</u>

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

CITY OF MEADOWLAKES, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

	General Fund	Debt Service Fund	Total Governmental Funds
REVENUES:			
Taxes:			
Property Taxes	\$ 382,535	\$ 352,799	\$ 735,334
Franchise Tax	56,264	-	56,264
Other Taxes	1,428	-	1,428
Licenses and Permits	6,550	-	6,550
Fines	11,184	-	11,184
Investment Earnings	2,958	3,233	6,191
Other Revenue	4,653	-	4,653
Total Revenues	<u>465,572</u>	<u>356,032</u>	<u>821,604</u>
EXPENDITURES:			
Current:			
General Government	401,870	-	401,870
BCAD	12,203	-	12,203
Ordinance Enforcement/Public Safety	112,137	-	112,137
Traffic Control	29,842	-	29,842
Municipal Court	14,980	-	14,980
Animal Control	1,540	-	1,540
Debt Service:			
Principal on Debt	-	385,000	385,000
Interest on Debt	-	49,404	49,404
Total Expenditures	<u>572,572</u>	<u>434,404</u>	<u>1,006,976</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(107,000)</u>	<u>(78,372)</u>	<u>(185,372)</u>
OTHER FINANCING SOURCES (USES):			
Transfers In	143,500	82,500	226,000
Transfers Out (Use)	<u>(60,000)</u>	<u>-</u>	<u>(60,000)</u>
Total Other Financing Sources (Uses)	<u>83,500</u>	<u>82,500</u>	<u>166,000</u>
Net Change in Fund Balances	(23,500)	4,128	(19,372)
Fund Balance - October 1 (Beginning)	<u>411,612</u>	<u>15,171</u>	<u>426,783</u>
Fund Balance - September 30 (Ending)	<u>\$ 388,112</u>	<u>\$ 19,299</u>	<u>\$ 407,411</u>

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

CITY OF MEADOWLAKES, TEXAS
 RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
 FOR THE YEAR ENDED SEPTEMBER 30, 2018

Total Net Change in Fund Balances - Governmental Funds	\$ (19,372)
Current year capital outlays and long-term debt principal payments are expenditures in the fund financial statements, but they should be shown as increases in capital assets and reductions in long-term debt in the government-wide financial statements. The net effect of removing the 2018 capital outlays and debt principal payments is to increase the change in net position.	387,404
The entries required by GASB 68 did require that some expenses on B-1 be adjusted. Total Credits to expenses were \$18,967 and total debits to expenses were \$17,703. The net effect on the change in net position on Exhibit B-1 is an increase of \$1,264.	1,264
The implementation of GASB 75 to report the TMRS OPEB plan resulted in a prior period adjustment in the amount of (\$ 3,273). The changes in the ending net position as a result of reporting the OPEB items was a decrease in net position in the amount of \$600.	(600)
Depreciation is not recognized as an expense in governmental funds since it does not require the use of current financial resources. The net effect of the current year's depreciation is to decrease the change in net position.	(57,857)
Various other reclassifications and eliminations are necessary to convert from the modified accrual basis of accounting to accrual basis of accounting. These include recognizing deferred revenue as revenue, adjusting current year revenue to show the revenue earned from the current year's tax levy, eliminating interfund transactions, and recognizing the liabilities associated with maturing long-term debt and interest. The net effect of these reclassifications and recognitions is to decrease the change in net position.	(11,703)
Change in Net Position of Governmental Activities	<u>\$ 299,136</u>

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

CITY OF MEADOWLAKES, TEXAS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2018

EXHIBIT D-1 (Cont'd)

Business-Type Activities - Enterprise Funds			
	Public Works Fund	Recreation Fund	Total Enterprise Funds
ASSETS			
Current Assets:			
Cash and Cash Equivalents	\$ 430,860	\$ 42,358	\$ 473,218
Investments - Current	202,380	-	202,380
Accounts Receivable (Net)	110,016	293	110,309
Due from Other Funds	2,669	-	2,669
Inventories	20,529	19,110	39,639
Prepaid Items	4,119	44,998	49,117
Total Current Assets	770,573	106,759	877,332
Noncurrent Assets:			
Capital Assets:			
Land Purchase and Improvements	42,334	-	42,334
Infrastructure	6,280,443	-	6,280,443
Accumulated Depreciation - Infrastructure	(3,394,852)	-	(3,394,852)
Buildings	410,959	5,500	416,459
Accumulated Depreciation - Buildings	(189,826)	-	(189,826)
Improvements other than Buildings	279,082	70,979	350,061
Accumulated Depreciation - Other Improvements	(73,704)	-	(73,704)
Furniture and Equipment	430,360	515,244	945,604
Accumulated Depreciation - Furniture & Equipment	(258,511)	-	(258,511)
Accumulated Depreciation - Capital Assets	-	(145,122)	(145,122)
Construction in Progress	-	57,414	57,414
Net Pension Asset	18,413	15,295	33,708
Total Noncurrent Assets	3,544,698	519,310	4,064,008
Total Assets	4,315,271	626,069	4,941,340
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Outflow Related to Pension Plan	11,977	14,783	26,760
Deferred Resource Outflow Related to OPEB	838	623	1,461
Total Deferred Outflows of Resources	12,815	15,406	28,221

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

CITY OF MEADOWLAKES, TEXAS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2018

	Business-Type Activities - Enterprise Funds		
	Public Works Fund	Recreation Fund	Total Enterprise Funds
LIABILITIES			
Current Liabilities:			
Accounts Payable	51,522	51,068	102,590
Wages and Salaries Payable	12,094	18,554	30,648
Compensated Absences Payable	11,557	13,015	24,572
Intergovernmental Payable	1,162	-	1,162
Due to Other Funds	2,763	41,629	44,392
Unearned Revenues	-	6,578	6,578
Notes Payable - Current	-	101,206	101,206
Other Current Liabilities	85,252	2,807	88,059
Total Current Liabilities	164,350	234,857	399,207
Noncurrent Liabilities:			
Other Long Term Debt Payable - Noncurrent	-	197,583	197,583
Net OPEB Liability	5,557	4,133	9,690
Total Noncurrent Liabilities	5,557	201,716	207,273
Total Liabilities	169,907	436,573	606,480
DEFERRED INFLOWS OF RESOURCES			
Deferred Inflow Related to Pension Plan	18,931	18,189	37,120
Total Deferred Inflows of Resources	18,931	18,189	37,120
NET POSITION			
Net Investment in Capital Assets	3,526,285	205,227	3,731,512
Unrestricted Net Position	612,963	(18,514)	594,449
Total Net Position	\$ 4,139,248	\$ 186,713	\$ 4,325,961

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

CITY OF MEADOWLAKES, TEXAS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

EXHIBIT D-2 (Cont'd)

	Business-Type Activities - Enterprise Funds		
	Public Works Fund	Recreation Fund	Total Enterprise Funds
OPERATING REVENUES:			
Charges for Services	\$ 1,264,978	\$ 906,454	\$ 2,171,432
Other Revenue	106,173	4,622	110,795
Total Operating Revenues	1,371,151	911,076	2,282,227
OPERATING EXPENSES:			
Proprietary Fund Function - Water			
Personnel Services - Salaries and Wages	288,283	-	288,283
Personnel Services - Employee Benefits	107,442	-	107,442
Purchased Professional & Technical Services	204,396	-	204,396
Purchased Property Services	163,050	-	163,050
Other Operating Costs	52,600	-	52,600
Supplies	59,941	-	59,941
Total Proprietary Fund Function - Water	875,712	-	875,712
Proprietary Fund Function - Golf			
Personnel Services - Salaries and Wages	-	273,178	273,178
Personnel Services - Employee Benefits	-	67,760	67,760
Purchased Property Services	-	94,747	94,747
Other Operating Costs	-	106,784	106,784
Supplies	-	41,606	41,606
Total Proprietary Fund Function - Golf	-	584,075	584,075
Proprietary Fund Function - Tennis			
Personnel Services - Salaries and Wages	-	761	761
Purchased Property Services	-	291	291
Total Proprietary Fund Function - Tennis	-	1,052	1,052
Proprietary Fund Function - Swimming			
Personnel Services - Salaries and Wages	-	14,946	14,946
Purchased Property Services	-	1,076	1,076
Other Operating Costs	-	2,950	2,950
Supplies	-	3,925	3,925
Total Proprietary Fund Function - Swimming	-	22,897	22,897
Proprietary Fund Function - Restaurant & Bar			
Personnel Services - Salaries and Wages	-	147,366	147,366
Personnel Services - Employee Benefits	-	37,133	37,133
Purchased Property Services	-	6,234	6,234
Other Operating Costs	-	17,867	17,867
Supplies	-	106,919	106,919
Total Proprietary Fund Function - Restaurant & Bar	-	315,519	315,519
Depreciation	183,418	51,757	235,175
Total Operating Expenses	1,059,130	975,300	2,034,430
Operating Income (Loss)	312,021	(64,224)	247,797
NONOPERATING REVENUES (EXPENSES):			
Investment Earnings	3,871	1,800	5,671
Interest Expense - Non-Operating	-	(6,239)	(6,239)

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

CITY OF MEADOWLAKES, TEXAS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

	Business-Type Activities - Enterprise Funds		
	Public Works Fund	Recreation Fund	Total Enterprise Funds
Total Nonoperating Revenue (Expenses)	3,871	(4,439)	(568)
Income (Loss) Before Transfers	315,892	(68,663)	247,229
Non-Operating Transfers In	500	152,500	153,000
Transfers Out (Use)	(288,000)	(31,000)	(319,000)
Change in Net Position	28,392	52,837	81,229
Total Net Position - October 1 (Beginning)	4,114,845	136,842	4,251,687
Prior Period Adjustment	(3,989)	(2,966)	(6,955)
Total Net Position - September 30 (Ending)	\$ 4,139,248	\$ 186,713	\$ 4,325,961

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

CITY OF MEADOWLAKES, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

	Business-Type Activities		
	Public Works Fund	Recreation Fund	Total Enterprise Funds
<u>Cash Flows from Operating Activities:</u>			
Cash Received from User Charges	\$ 1,277,316	\$ 906,454	\$ 2,183,770
Cash Received from Other	106,173	4,622	110,795
Cash Payments to Employees for Services	(396,403)	(539,621)	(936,024)
Cash Payments for Suppliers	(59,941)	(152,450)	(212,391)
Cash Payments for Other Operating Expenses	(411,438)	(226,719)	(638,157)
Net Cash Provided by (Used for) Operating Activities	515,707	(7,714)	507,993
<u>Cash Flows from Non-Capital Financing Activities:</u>			
Operating Transfer Out	(287,500)	121,500	(166,000)
<u>Cash Flows from Capital and Related Financing Activities:</u>			
Acquisition of Capital Assets	(146,366)	(257,780)	(404,146)
Disposal of Capital Assets	5,393	-	5,393
Capital Lease Proceeds	-	197,001	197,001
Capital Lease Payments	-	(65,092)	(65,092)
Capital Lease Interest Expense	-	(6,239)	(6,239)
Net Cash Provided by (Used for) Capital and Related Financing Activities	(140,973)	(132,110)	(273,083)
<u>Cash Flows from Investing Activities:</u>			
Interest and Dividends on Investments	3,872	1,800	5,672
Net Increase (Decrease) in Cash and Cash Equivalents	91,106	(16,524)	74,582
Cash and Cash Equivalents at the Beginning of the Year	542,134	58,882	601,016
Cash and Cash Equivalents at the End of the Year	\$ 633,240	\$ 42,358	\$ 675,598

CITY OF MEADOWLAKES, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

	Business-Type Activities		
	Public		Total
	Works Fund	Recreation Fund	Enterprise Funds
<u>Reconciliation of Operating Income (Loss) to Net Cash</u>			
<u> Provided By (Used For) Operating Activities:</u>			
Operating Income (Loss)	\$ 312,021	\$ (64,224)	\$ 247,797
Adjustments to Reconcile Operating Income			
To Net Cash Provided by (Used For) Operating Activities:			
Depreciation	183,418	51,757	235,175
Effect of Increases and Decreases in Current			
Assets and Liabilities:			
Decrease (Increase) in Receivables	12,338	-	12,338
Decrease (Increase) in Inventories	6,015	-	6,015
Decrease (Increase) in Prepaid Expenses	234	1,394	1,628
Increase (Decrease) in Accounts Payable	(28)	(2,694)	(2,722)
Increase (Decrease) in Wages Payable	421	(1,870)	(1,449)
Increase (Decrease) in Compensated Absences	(287)	3,995	3,708
Increase (Decrease) in Due to From Other Funds	3,081	(2,351)	730
Increase (Decrease) in Intergovernmental	69	(413)	(344)
Increase (Decrease) in Other Current Liabilities	(763)	221	(542)
Decrease (Increase) in Pension Asset and OPEB Liab	(812)	(602)	(1,414)
Increase (Decrease) in Unearned Revenue	-	540	540
Decrease (Increase) in Other Assets	-	6,533	6,533
Net Cash Provided by (Used for)			
Operating Activities	<u>\$ 515,707</u>	<u>\$ (7,714)</u>	<u>\$ 507,993</u>

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

CITY OF MEADOWLAKES, TEXAS
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018

NOTE I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the City of Meadowlakes, Texas conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant policies:

- A. Reporting Entity - The Mayor and City Council is the level of government which has governance responsibilities over all activities within the jurisdiction of the City of Meadowlakes. The City is not included in any other governmental "reporting entity" as defined in Section 2100, Codification of Governmental Accounting and Financial Reporting Standards, since the Mayor and Aldermen are elected by the public and have decision making authority, the power to designate management, the responsibility to significantly influence operations and primary accountability for fiscal matters.

On March 1, 2007, the Meadowlakes Municipal Utility District was annexed into the City. The City has assumed all the assets, liabilities and debt obligations of the District as of that date and the District was abolished.

Hidden Falls Golf Club – Public Facilities Corporation - On October 1, 2009 the City established The Meadowlakes Public Facility Corporation (the Corporation) under the Public Facility Corporation Act Chapter 303 (the Act) of the Texas Local Government Code. The Corporation is legally separate from the City, but the City appoints all of the board members and has the ability to remove those board members at will. The Corporation is empowered with responsibility and authority to finance and manage retail operations and maintenance of the City owned Municipal Golf Complex (MGC). Since the Corporation is financially accountable to the City, it is treated as a component unit of the City and is reported as part of the overall financial reporting entity of the City.

As of October 1, 2016 the Meadowlakes Public Facility Corporation was no longer operating the City owned Municipal Golf Complex. The Corporation has not been dissolved but it no longer has any operations.

B. Government-Wide and Fund Financial Statements

The Statement of Net Position and the Statement of Activities are government-wide financial statements. They report information on all of the City of Meadowlakes nonfiduciary activities with most of the interfund activities removed. *Governmental activities* include programs supported primarily by taxes, sales tax, franchise tax, municipal court fines, charges for services and other miscellaneous revenues. *Business-type activities* include operations that rely to a significant extent on fees and charges for services.

The Statement of Activities demonstrates how other people or entities that participate in programs the City operates have shared in the payment of the direct costs. The "charges for services" column includes payments made by parties that purchase, use, or directly benefit from goods or services provided by a given function or segment of the City.

Interfund activities between governmental funds appear as due to/due froms on the Governmental Fund Balance Sheet and as other resources and other uses on the governmental fund Statement of Revenues, Expenditures and Changes in Fund Balance. All interfund transactions between governmental funds are eliminated on the government-wide statements. Interfund activities between governmental funds and fiduciary funds remain as due to/due froms on the government-wide Statement of Activities.

The fund financial statements provide reports on the financial condition and results of operations for two fund categories - governmental and proprietary. The City considers some governmental funds major and reports their financial condition and results of operations in a separate column.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All other revenues and expenses are nonoperating.

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

The government-wide financial statements use the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements use the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets, current liabilities and fund balances are included on the balance sheet. Operating statements of these funds present net increases and decreases in current assets (i.e. revenues and other financing sources and expenditures and other financing uses).

The modified accrual basis of accounting recognizes revenues in the accounting period in which they become both measurable and available, and it recognizes expenditures in the accounting period in which the fund liability is incurred, if measurable, except for unmatured interest and principal on long-term debt, which is recognized when due. The expenditures related to certain compensated absences and claims and judgments are recognized when the obligations are expected to be liquidated with expendable available financial resources. The City considers all revenues available if they are collectible within 60 days after year end.

Revenues from local sources consist primarily of property taxes. Property tax revenues are recognized under the "susceptible to accrual" concept; that is, when they are both measurable and available. The City considers them "available" if they will be collected within 60 days of the end of the fiscal year. Miscellaneous revenues are recorded as revenue when received in cash because they are generally not measurable until actually received. Investment earnings are recorded as earned, since they are both measurable and available.

Grant funds are considered to be earned to the extent of expenditures made under the provisions of the grant. Accordingly, when such funds are received, they are recorded as deferred revenues until related and authorized expenditures have been made. If balances have not been expended by the end of the project period, grantors sometimes require the City to refund all or part of the unused amount.

D. Fund Accounting

The City reports the following major governmental funds:

1. **The General Fund** - The general fund is the City's primary operating fund. It accounts for all financial resources except those required to be accounted for in another fund.
2. **The Debt Service Fund** - The City accounts for resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds in a debt service fund.

Proprietary Fund:

1. **Public Works Fund** - The City accounts for the sales and related costs of its water, sewer utility operations, and sanitation in the Public Works Fund.

2. **Recreation Fund** – The City accounts for golf course related assets and operations not accounted for in the General Fund or the MPFC, component unit, in the Recreation Fund.

E. Assets, deferred outflows of resources, liabilities, deferred inflows of resources and net position

1. In the government-wide financial statements in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognized bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

2. Capital assets, which include land, buildings, furniture and equipment, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial individual cost of more than \$5,000 and estimated useful life in excess of two years. 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.

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. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Buildings, furniture and equipment of the City are depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Water & Sewer Plant & Facilities	30-50
Buildings and Improvements	30
Furniture	7-10
Machinery and Equipment	5-7
Automotive Equipment	3-5

Pursuant to GASB Statement Number 34, an extended period of deferral is available before the requirement to record and depreciate infrastructure assets (e.g., roads, bridges, and similar items) acquired before the implementation date becomes effective. Therefore, infrastructure assets acquired prior to October 1, 2001 have not yet been capitalized.

3. Vacation leave and sick leave is earned by each full-time employee. Vacation leave is earned at the rate of 10 days per year for employees with less than ten years of service, 15 days per year from ten to fifteen years of service and 20 days after fifteen years of service. Vacation leave must be taken within one year after it is earned. Sick leave is earned at a rate of 12 days per year but is not paid upon termination.
4. Beginning with fiscal year end September 30, 2011, the City implemented GASB Statement No. 54, "Fund Balance Reporting and Governmental Fund Type Definitions." This Statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. The following classifications describe the relative strength of the spending constraints:

- Non-spendable fund balance – amounts that are not in non-spendable form (such as inventory) or are required to be maintained intact.
- Restricted fund balance – amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.
- Committed fund balance – amounts constrained to specific purposes by the City itself, using its highest level of decision-making authority (i.e. City Council). To be reported as committed, amounts cannot be used for any other purpose unless the City takes the same highest level action to remove or change the constraint.
- Assigned fund balance – amounts the City intends to use for a specific purpose. Intent can be expressed by the City Council or by an official or body to which the City Council delegates the authority.
- Unassigned fund balance – amounts that are available for any purpose. Positive amounts are reported only in the general fund.

The City Council establishes (and modifies or rescinds) fund balance commitments by passage of an ordinance. This is typically done through adoption and amendment of the budget. A fund balance commitment is further indicated in the budget document as a designation or commitment of the fund (such as for special incentives). Assigned fund balance is established by the City Council through adoption or amendment of the budget as intended for specific purpose (such as the purchase of fixed assets, construction, debt service, or other purposes).

5. Implementation of GASB Accounting Standard:

The City has implemented GASB Statement NO. 63, *Financial Reporting of Deferred Outflow of Resources, Deferred Inflows of Resources, and Net Position* as well as GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*. Under GASB 63 and 65, amounts previously reported as deferred charges as a part of total assets and deferred amounts from refunded debt have been reported in a separate section as deferred outflows of resources and amounts previously reported as deferred revenue as a part of total liabilities have been reported in a separate section as deferred inflows of resources.

6. When the City incurs an expense for which it may use either restricted or unrestricted assets, it uses the restricted assets first whenever they will have to be returned if they are not used.
7. The original budget is adopted by the City Council prior to the beginning of the fiscal year through passage of an ordinance. The budget includes proposed expenditures and the means of financing them.

Budgeted amounts for expenditures from the various funds may not exceed the beginning balances of those funds plus the anticipated revenues for the fiscal year. The final amended budget has been presented in this report. Unencumbered appropriations lapse at the end of each year.

8. Pensions. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.
9. Other Post Employment Benefit (OPEB). For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) Supplemental Death Benefits Fund (SDBF) and additions to/deductions from

TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For purposes of calculating the total OPEB liability, the plan is considered to be unfunded and therefore no assets are accumulated for OPEB.

10. The presentation 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 expenses during the reporting period. Actual results could differ from those estimates.

NOTE II. DETAILED NOTES ON ALL FUNDS AND ACCOUNT GROUPS

A. Deposits and Investments

The funds of the City must be deposited and invested under the terms of a contract, contents of which are set out in the **Depository Contract Law**. The depository bank places approved pledged securities for safekeeping and trust with the City's agent bank in an amount sufficient to protect City funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation ("FDIC") insurance.

At September 30, 2018, the carrying amount of the City's deposits was \$710,779 and the bank balance was \$709,362. The City's cash deposits held at September 30, 2018 and during the year ended September 30, 2018 were entirely covered by FDIC insurance or by pledged collateral held by the City's agent bank in the City's name.

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

The City's temporary investments at September 30, 2018, are shown below:

Name	Carrying Amount	Market Value	FDIC Coverage	Pledged Securities
Certificates of Deposit -				
Governmental Activities:				
First State Bank of Central Texas	\$192,307	\$192,307	-0-	\$192,307
Business-Type Activities:				
First State Bank of Central Texas	\$202,380	\$202,380	-0-	\$202,380

Policies Governing Deposits and Investments

In compliance with the Public Funds Investment Act, the City has adopted a deposit and investment policy. That policy does address the following risks:

Custodial Credit Risk - Deposits: This is the risk that in the event of bank failure, the City's deposits may not be returned to it. The City was not exposed to custodial credit risk since its deposits at year-end

were covered by depository insurance or by pledged collateral held by the City's agent bank in the City's name.

Custodial Credit Risk - Investments: This is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investments (certificates of deposit) were secured by FDIC insurance and pledged securities.

Other Credit Risk: There is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. At September 30, 2018, the City was not exposed to concentration of credit risk, interest rate risk or foreign currency risk.

B. Property Taxes

Property taxes are levied by October 1 and are delinquent if not paid before February 1 of the year following the year in which imposed. On January 1 of each year, a tax lien attaches to the property to secure the payment of all taxes, penalties and interest ultimately imposed. Property tax revenues are considered available when they become due or past due and receivable within the current period.

The City contracted with the Burnet County Appraisal District for the appraisal and collection of taxes. For the 2017 tax roll, the assessed valuation was \$232,609,549. The tax rate was \$.1638 for maintenance and operations and \$.1512 for interest and sinking. The total tax rate was \$.315 per \$100 valuation.

C. Land, Structures and Equipment-Enterprise Funds

A summary of changes in fixed assets for the enterprise funds appears below:

	Balance 10/1/17	Additions	Deletions	Balance 9/30/18
Land	\$ 42,334	\$	\$	\$ 42,334
Infrastructure	6,219,357	67,382	6,295	6,280,444
Buildings	411,659	4,800		416,459
Improvements	343,281			343,281
Machinery and Equipment	677,835	274,550		952,385
Construction in Progress		57,414		57,414
Totals	\$ 7,694,466	\$ 404,146	\$ 6,295	\$ 8,092,317
Accumulated Depreciation	(3,827,742)	(235,175)	902	(4,062,015)
Fixed Assets, Net	\$ 3,866,724	\$ 168,971	\$ 7,197	\$ 4,030,302

D. Capital Asset Activity

Capital asset activity for the City for the year ended September 30, 2018, was as follows:

	Primary Government			
	Beginning Balance	Additions	Retirements	Ending Balance
Governmental Activities:				
Land	\$ 1,851,301	\$	\$	1,851,301
Buildings	1,201,683			1,201,683
Improvements	205,724			205,724
Machinery and Equipment	170,908			170,908
Construction in Progress	-	-	-	-
Totals	3,429,616	-	-	3,429,616
Accumulated Depreciation	(623,989)	(57,857)		(681,846)
Capital Assets, Net	\$ 2,805,627	\$ (57,857)	\$ -	\$ 2,747,770

Depreciation expense was charged to
governmental functions as follows:
General Government

\$ (57,857)
\$ (57,857)

E. Changes in Long-Term Liabilities

A summary of changes in long-term debt for the year ended September 30, 2018 follows:

Description	Interest Rate	Amounts Original Issue	Interest Paid	Amounts Outstanding 10/1/17	Additions	Deletions	Amounts Outstanding 9/30/18	Due in One Year
Governmental Activities:								
<u>Bonds Payable</u>								
General Obligation								
Refunding Bond - Series 2013	2.05%	\$ 3,340,000	\$ 49,404	\$ 2,410,000	\$	(385,000)	\$ 2,025,000	\$ 390,000
Compensated Absences	N/A	N/A	N/A	8,780	12,945		21,725	N/A
Total		\$ 3,340,000	\$ 49,404	\$ 2,418,780	\$ 12,945	(385,000)	\$ 2,046,725	\$ 390,000

Description	Interest Rate	Amounts Original Issue	Interest Paid	Amounts Outstanding 10/1/17	Additions	Deletions	Amounts Outstanding 9/30/18	Due in One Year
Business-Type Activities:								
<u>Other Long-Term Debt</u>								
Note Payable								
Meadowlakes POA	2.25%	\$ 223,112	\$ 3,586	\$ 147,854	\$	(44,350)	\$ 103,504	\$ 45,357
Meadowlakes POA	2.25%	50,000	773	19,026		(10,241)	8,785	8,785
First Security State Bank	3.97%	197,001	2,943		197,001	(10,501)	186,500	47,064
Compensated Absences	N/A	N/A	N/A	20,864	3,708		24,572	N/A
Total		\$ 470,113	\$ 7,302	\$ 187,744	\$ 200,709	(65,092)	\$ 323,361	\$ 101,206

F. Revenue Bonds and Certificates of Obligation

The City issued \$1,225,000 General Obligation Refunding Bonds, Series 2008 for the purpose of providing funds to refund the outstanding Revenue Notes, Series 2001 (\$1,210,000). These bonds were called and were redeemed on March 12, 2008 by depositing \$1,220,000 into an escrow account. The Series 2001 notes have been defeased and removed as a liability of the City. The Series 2008 bonds mature on March 1, in each of the years 2009 through 2013, bearing interest at 3.5%. The financial gain on these refunding bonds is \$66,028 and the economic gain is \$71,180.

The City issued \$3,600,000 Combination Tax and Revenue Certificates of Obligation – Series 2008 for purchase of real property (golf course) and repair, rehabilitation and renovation of such real property. The Certificates were issued at an interest rate of 4.8%. The Certificates are payable from and secured by an ad valorem tax levied on all taxable property in the City and further secured by and payable from a first lien on and pledge of the Net Revenues of the System.

The City issued \$3,340,000 General Obligation Refunding Bonds, Series 2013 for the purpose of providing funds to refund part of the outstanding Combination Tax & Revenue Certificates of Obligation Bonds, Series 2008. The refunded bonds consist of \$2,940,000 of Series 2008 bonds. These bonds were called and were redeemed on July 18, 2013 by depositing \$2,915,665 into an escrow account. The portions of the Series 2008 bonds have been defeased and have been removed as a liability of the

City. The General Obligation Refunding Bonds, Series 2013 mature on September 1, in each year of the years 2013 through 2023, bearing interest at 2.050%. The financial gain on these refunding bonds was \$179,029 and the economic gain was \$163,435.

Debt service requirements are as follows:

Governmental Activities:			
Year Ended	Bonds Payable		
September 30	Principal	Interest	Total
2019	\$ 390,000	\$ 41,513	\$ 431,513
2020	395,000	33,517	428,517
2021	405,000	25,420	430,420
2022	415,000	17,117	432,117
2023	420,000	8,610	428,610
	<u>\$ 2,025,000</u>	<u>\$ 126,177</u>	<u>\$ 2,151,177</u>

G. Capital Lease

On February 20, 2018 the City entered into a capital lease purchase agreement in the amount of \$197,001 with Government Capital Corporation for the purchase of a fleet of golf carts. The capital lease is payable in (16) quarterly payments in the amount of \$13,443 (including interest at 3.97%). Government Capital Corporation sold the capital lease to First Security State Bank.

On July 29, 2014 the City's component unit, Meadowlakes Public Facility Corporation, entered into a capital lease-purchase agreement with Meadowlakes Property Owners Association for the purchase of a 4wd Diesel Tractor and a Trimax Snake Mowing attachment. The capital lease is payable in (60) monthly payments of \$881.87 (including interest at 2.25%). As of October 1, 2016 the component unit ceased to operate and the City assumed the debt.

On October 1, 2015 the City entered into a capital lease-purchase agreement with Meadowlakes Property Owners Association for the purchase of equipment. The capital lease is payable in (20) quarterly payment of \$11,826 (including interest at 2.25%).

A summary of the future minimum lease payments under the lease along with the present value of the minimum lease payments as of September 30, 2018 follows:

Year Ended	
September 30	
2019	\$ 109,971
2020	101,078
2021	65,601
2022	40,332
Total Minimum Lease Payments	\$ 316,982
Less Amount Representing Interest	18,193
Present Value of Lease Payments	<u>\$ 298,789</u>

H. Retirement Plan

The City joined the Texas Municipal Retirement System on March 1, 2007 upon the annexation of the Meadowlakes Municipal Utility District.

Plan Description

The City of Meadowlakes, Texas participates as one of 883 plans in the nontraditional, joint contributory,

hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.tmr.com.

All eligible employees of the city are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

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

	Plan Year 2016	Plan Year 2017
Deposit Rate:	7%	7%
Matching Ratio (City to Employee):	1 to1	1 to1
Years required for vesting	5 yrs	5 yrs
Service retirement eligibility (expressed as age/years of service)	60/5, 0/20	60/5, 0/20
Updated Service Credit	0%	0%
Annuity Increase (to retirees)	0% of CPI	0% of CPI

Employees covered by benefit terms.

At the December 31, 2017 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	1
Inactive employees entitled to but not yet receiving benefits	9
Active employees	19
	<hr/> 29

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City of Meadowlakes, Texas were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City of Meadowlakes, Texas were 2.28% and 2.34 in calendar years 2017 and 2018, respectively. The city's contributions to TMRS for the year ended September 30, 2018, were \$17,521, and were equal to the required contributions.

Net Pension Asset

The city's Net Pension Asset (NPA) was measured as of December 31, 2017, and the Total Pension Asset (TPA) used to calculate the Net Pension Asset was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total Pension Asset in the December 31, 2017 actuarial valuation was determined using the following actuarial assumptions:

Inflation 2.5% per year

Overall payroll growth 3.0% per year

Investment Rate of Return 6.75%, net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Table, with male rates multiplied by 109% and female rates multiplied by 103%. Based on the size of the city, rates are multiplied by a factor of 95%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustments are used with male rates multiplied by 109% and female rates multiplied by 103% with a 3 year set-forward for both males and females. In addition, a 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor.

Actuarial assumptions used in the December 31, 2017, valuation were based on the results of actuarial experience studies. The experience study in TMRS was for the period December 31, 2010 through December 31, 2014, first used in the December 31, 2015 valuation. Healthy post-retirement mortality rates and annuity purchase rates were updated based on a Mortality Experience Investigation Study covering 2009 through 2011, and dated December 31, 2013. These assumptions were first used in the December 31, 2013 valuation, along with a change to the Entry Age Normal (EAN) actuarial cost method. Assumptions are reviewed annually. No additional changes were made for the 2017 valuation.

The long-term expected rate of return on pension plan investments is 6.75%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TMRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Domestic Equity	17.5%	4.55%
International Equity	17.5%	6.10%
Core Fixed Income	10.0%	1.00%
Non-Core Fixed Income	20.0%	3.65%
Real Return	10.0%	4.03%
Real Estate	10.0%	5.00%
Absolute Return	10.0%	4.00%
Private Equity	5.0%	8.00%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

	Increase/(Decrease)		
	Total Pension Liability	Fiduciary Net Position	Net Pension Liability/(Asset)
	(a)	(b)	(a)-(b)
Balances as of December 31, 2016	\$ 456,118	\$ 470,581	\$ (14,463)
Changes for the year:			
Service cost	72,461		72,461
Interest	32,346		32,346
Changes of Benefit Terms			-
Difference between Expected and Actual Experience	(5,442)		(5,442)
Changes in Assumptions	-		-
Contributions - Employer		17,576	(17,576)
Contributions - Employee		53,961	(53,961)
Net investment income		63,291	(63,291)
Benefit Payments, Including Refunds of Employee Contributions	(26,289)	(26,289)	-
Administrative Expense		(338)	338
Other Changes		(18)	18
	-		-
Net Changes	73,076	108,183	(35,107)
Balances as of December 31, 2017	\$ 529,194	\$ 578,764	\$ (49,570)

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

1% Decrease 5.75%	Current Single Rate Assumption 6.75%	1% Increase 7.75%
\$ 31,895	\$ (49,570)	\$ (115,751)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmr.com.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2018, the City recognized pension expense of \$13,734.

At September 30, 2018 the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	\$ 29,366	\$ 8,912
Changes of assumptions	-	6,322
Net difference between projected and actual earnings	25,222	11,502
Contributions made subsequent to measurement date	-	12,617
Total	\$ 54,588	\$ 39,353

\$12,617 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2018. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	
2018	\$ (5,603)
2019	(1,210)
2020	(13,618)
2021	(7,389)
2022	(32)
Thereafter	-
Total	\$ (27,852)

I. Defined Other Post-Employment Benefit Plan

Benefit Plan Description. Texas Municipal Retirement System ("TMRS") administers a defined benefit group-term insurance plan known as the Supplemental Death Benefits Fund ("SDBF"). The plan is a single employer defined benefit group life insurance plan. This is a voluntary program in which

participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an other postemployment benefit ("OPEB") and is a fixed amount of \$7,500. As the SDBF covers both active and retiree participants, with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e. no assets are accumulated). The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

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

All eligible employees of the city are required to participate in the SDBF.

The City's contributions to the TMRS SDBF for the year ended 2018, 2017 and 2016 were \$1,218, \$1,226 and \$1,197 respectively, which equaled the required contributions each year.

Employees covered by benefit terms.

At the December 31, 2017 valuation and measurement date, the following employees were covered by benefit terms:

Inactive employees currently receiving benefits	1
Inactive employees entitled to but not yet receiving benefits	1
Active employees	17
Total	19

Total OPEB Liability

The City's Total OPEB Liability (TOL) was measured as of December 31, 2017 and was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The TOL in the December 31, 2017 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50%
Salary Increases	3.50% to 10.5% including inflation
Discount rate*	3.31%
Retirees' share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates - service retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB.
Mortality rates - disabled retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% with a 3 year set-forward for both males and females. The rates are projected on a fully generational basis with scale BB to account for future mortality improvements subject to the 3% floor.

*The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2017.

These actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four year period from December 31, 2010 to December 31, 2014. They were adopted in 2015 and first used in the December 31, 2015 actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013.

Discount Rate

Because the Supplemental Death Benefits Fund is considered an unfunded trust under GASB Statement No. 75, the relevant discount rate for calculating the Total OPEB Liability is based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of the measurement date.

Covered Payroll	\$	770,865
Total OPEB Liability - beginning of year	\$	10,228
Changes for the year		
Service Cost		2,158
Interest on Total OPEB Liability		427
Changes of benefit terms		-
Differences between expected and actual experience		-
Changes in assumptions or other inputs		1,437
Benefit Payments **		-
Net changes		<u>4,022</u>
Total OPEB Liability - end of year	\$	<u>14,250</u>
Total OPEB Liability as a Percentage of Covered Payroll		1.85%

**Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

Sensitivity of the Total OPEB Liability to changes in the discount rate

The following presents the Total OPEB Liability of the City, calculated using the discount rate of 3.31%, as well as what the City's Total OPEB Liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.31%) or 1-percentage-point higher (4.31%) than the current rate:

1% Decrease (2.31%)	Current Discount Rate (3.31%)		1% Increase (4.31%)
\$ 18,168	\$	14,250	\$ 11,414

OPEB Expense and Deferred Outflows of Resources

For the year ended September 30, 2018, the City recognized OPEB expense of \$2,791

At September 30, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred (Inflows) of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	\$ -	\$ -
Changes in assumptions and other inputs		1,231
Contributions made subsequent to measurement date		917
Total (excluding contributions made subsequent to measurement date)	\$ -	\$ 2,148

\$917 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the Total OPEB liability for the year ending September 30, 2018. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31:		
2018	\$	206
2019		206
2020		206
2021		206
2022		206
Thereafter		201
Total	\$	1,231

J. Interfund Transfers

During the year ended September 30, 2018, the City's transfers between funds consisted of:

Receivable Fund	Payable Fund	Amount
General Fund	Recreation Fund	\$ 38,960
General Fund	Utility Fund	2,763
Utility Fund	Recreation Fund	2,669
Total		\$ 44,392

		Transfers In	Transfers Out
General Fund	\$	143,500	\$ 60,000
Debt Service Fund		82,500	
Enterprise Funds:			
Utility Fund		500	288,000
Recreation Fund		152,500	31,000
Totals	\$	379,000	\$ 379,000

K. Employee Insurance Benefits

All regular full time employees of the City are eligible for coverage under the group hospitalization, medical and life insurance program provided by the City through the TML Intergovernmental Benefits Pool. The City pays the premium for eligible employees and employees, at their option, may authorize payroll withholdings to pay premiums for eligible family members.

L. Cash Flows Statement - Supplemental Disclosures

Since the City is tax exempt no income tax was paid in 2017 and 2018. The City paid interest in the amount of \$4,526 in 2017 and \$6,239 in 2018.

M. Excess of Expenditures over Appropriations

Expenditures in the General Fund budget line item functions Ordinance Enforcement/Public Safety and Municipal Court exceeded appropriations. Expenditures in total did not exceed appropriations.

N. Risk Management

The City's risk management program includes coverage for property, general liability, automobile liability, public officials' liability and employee dishonesty bonds. The City participates in the Texas Municipal League joint self-insurance fund, which is a public entity risk pool. The premiums paid to TML result in the transfer of risk to the pool.

O. Prior Period Adjustment

During the fiscal year 2018, the City adopted GASB Statement No. 75 for *Other Post Employment Benefits*. Under GASB Statement No. 75 the District must report their Net OPEB Liability of the TMRS (Texas Municipal Retirement System) Supplemental Death Benefit Fund. Adoption of GASB Statement No. 75 required a prior period adjustment in the governmental activities of (\$3,273) and (\$6,955) in the business-type activities. The restated beginning net position of the governmental activities is \$831,723 and in the business-type activities is \$4,244,732.

P. Subsequent Event

The City has evaluated subsequent events through February 15, 2019, the date which the financial statements were available to be issued. The City is not aware of any subsequent events that materially impact the financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF MEADOWLAKES, TEXAS
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 (GAAP BASIS)	Variance With Final Budget Positive or (Negative)
	Original	Final		
REVENUES:				
Taxes:				
Property Taxes	\$ 381,000	\$ 381,000	\$ 382,535	\$ 1,535
Franchise Tax	66,300	66,300	56,264	(10,036)
Other Taxes	1,300	1,300	1,428	128
Licenses and Permits	5,450	5,450	6,550	1,100
Fines	4,500	4,500	11,184	6,684
Investment Earnings	600	600	2,958	2,358
Other Revenue	4,500	4,500	4,653	153
Total Revenues	463,650	463,650	465,572	1,922
EXPENDITURES:				
Current:				
General Government	420,600	420,100	401,870	18,230
BCAD	12,700	13,200	12,203	997
Ordinance Enforcement/Public Safety	99,610	99,610	112,137	(12,527)
Traffic Control	37,700	37,700	29,842	7,858
Municipal Court	11,500	11,500	14,980	(3,480)
Animal Control	1,540	1,540	1,540	-
Total Expenditures	583,650	583,650	572,572	11,078
Excess (Deficiency) of Revenues Over (Under) Expenditures	(120,000)	(120,000)	(107,000)	13,000
OTHER FINANCING SOURCES (USES):				
Transfers In	144,000	144,000	143,500	(500)
Transfers Out (Use)	(125,500)	(125,500)	(60,000)	65,500
Total Other Financing Sources (Uses)	18,500	18,500	83,500	65,000
Net Change	(101,500)	(101,500)	(23,500)	78,000
Fund Balance - October 1 (Beginning)	411,612	411,612	411,612	-
Fund Balance - September 30 (Ending)	\$ 310,112	\$ 310,112	\$ 388,112	\$ 78,000

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

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
TEXAS MUNICIPAL RETIREMENT SYSTEM
FOR THE YEAR ENDED SEPTEMBER 30, 2018

	FY 2018 Plan Year 2017	FY 2017 Plan Year 2016	FY 2016 Plan Year 2015	FY 2015 Plan Year 2014
A. Total Pension Liability				
Service Cost	\$ 72,461	\$ 73,961	\$ 48,690	\$ 40,640
Interest (on the Total Pension Liability)	32,346	29,666	24,109	22,277
Changes of Benefit Terms	-0-	-0-	-0-	-0-
Difference between Expected and Actual Experience	(5,442)	(33,198)	22,217	(26,644)
Changes of Assumptions	-0-	-0-	15,757	-0-
Benefit Payments, including refunds of employee contributions	(26,289)	(33,655)	(22,995)	(5,259)
Net change in Total Pension Liability	\$ 73,076	\$ 36,774	\$ 87,778	\$ 31,014
Total Pension Liability - Beginning	456,118	419,344	331,566	300,552
Total Pension Liability - Ending	\$ 529,194	\$ 456,118	\$ 419,344	\$ 331,566
B. Total Fiduciary Net Position				
Contributions - Employer	\$ 17,576	\$ 10,383	\$ 8,033	\$ 5,271
Contributions - Employee	53,961	55,910	38,512	32,651
Net Investment Income	63,291	27,644	571	19,188
Benefit Payments, including refunds of employee contributions	(26,289)	(33,655)	(22,995)	(5,259)
Administrative Expense	(338)	(313)	(348)	(200)
Other	(17)	(17)	(17)	(16)
Net Change in Plan Fiduciary Net Position	\$ 108,183	\$ 59,952	\$ 23,755	\$ 51,635
Plan Fiduciary Net Position - Beginning	470,581	410,629	386,874	335,239
Plan Fiduciary Net Position - Ending	\$ 578,764	\$ 470,581	\$ 410,629	\$ 386,874
C. Net Pension Liability	\$ (49,570)	\$ (14,463)	\$ 8,715	\$ (55,308)
D. Plan Fiduciary Net Position as a Percentage of Total Pension Liability	109.37%	103.17%	97.92%	116.68%
E. Covered Payroll	\$ 770,865	\$ 798,720	\$ 550,170	\$ 466,448
F. Net Pension Liability as a Percentage of Covered Payroll	(6.43%)	(1.81%)	1.58%	(11.86%)

Note: GASB 68, Paragraph 46, a and b requires that the data in this schedule be presented for the time period covered by the measurement date rather than the governmental entity's current fiscal year.

Note: Only four years of data are presented in accordance with GASBS #68, paragraph 138. "The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include information that is not measured in accordance with the requirements of this Statement."

CITY OF MEADOWLAKES, TEXAS
SCHEDULE OF CONTRIBUTIONS
TEXAS MUNICIPAL RETIREMENT SYSTEM
FOR THE FISCAL YEAR 2018

EXHIBIT G-3

	2018	2017	2016	2015
Actuarially Determined Contribution	\$ 17,521	\$ 14,942	\$ 11,087	\$ 6,391
Contributions in Relation to the Actuarially Determined Contributions	17,521	14,942	11,087	6,391
Contribution Deficiency (Excess)	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Covered Payroll	\$ 754,262	\$ 743,196	\$ 826,357	\$ 466,573
Contributions as a Percentage of Covered Payroll	2.30%	2.01%	1.35%	1.37%

Note: GASB 68, Paragraph 81 requires that the data in this schedule be presented as of the governmental entity's respective fiscal years as opposed to the time periods covered by the measurement dates ending December 31 for the respective fiscal years.

Note: In accordance with GASB 68, Paragraph 138, the years of data presented this reporting period are those for which data is available. "The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include information that is not measured in accordance with the requirements of this Statement."

CITY OF MEADOWLAKES, TEXAS
NOTES TO THE SCHEDULE OF CONTRIBUTIONS
SEPTEMBER 30, 2018

Valuation Date:

Notes Actuarially determined contribution rates are calculated as of December 31, and become effective in January 13 months later.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	25 years
Asset Valuation Method	10 Year smoothed market; 15% soft corridor
Inflation	2.5%
Salary Increases	3.5% to 10.5% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based tables of rates that are specific to the City's plan of benefits. Last updated for the 2015 valuation pursuant to an experience study of the period 2010-2014
Mortality	RP-2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB

Other Information:

Notes There were no benefit changes during the year.

CITY OF MEADOWLAKES, TEXAS
 SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS
 TEXAS MUNICIPAL RETIREMENT SYSTEM
 FOR THE YEAR ENDED SEPTEMBER 30, 2018

	FY 2018 Plan Year 2017
Total OPEB Liability	
Service Cost	\$ 2,158
Interest on the Total OPEB Liability	427
Changes of Benefit Terms	-0-
Difference between Expected and Actual Experience	-0-
Changes of Assumptions	1,437
Benefit Payments*	-0-
Net change in Total OPEB Liability	4,022
Total OPEB Liability - Beginning	10,228
Total OPEB Liability - Ending	\$ 14,250
Covered Payroll	\$ 770,865
Total OPEB Liability as a Percentage of Covered Payroll	1.85%

*The Supplemental Death Benefit Fund is considered to be an unfunded OPEB plan under GASB 75. Because of this benefit payments are treated as being equal to the employer's yearly contributions for retirees.

Note: GASB Codification, Vol. 2, P52.139 states that the information on this schedule should be determined as of the measurement date of the plan.

As required by GASB 75, this schedule will be built prospectively as the information becomes available until 10 years of information is presented.

CITY OF MEADOWLAKES, TEXAS
NOTES TO THE SCHEDULE OF CHANGES IN THE
TOTAL OPEB LIABILITY AND RELATED RATIOS
SEPTEMBER 30, 2018

Valuation Date:

Notes Actuarially determined contribution rates are calculated as of December 31,
And become effective in January 13 months later.

Methods and assumptions used to determine contribution rates:

Inflation	2.5%
Salary increases	Salary increases are assumed to occur once a year, on January 1. Therefore, the pay used for the period year following the valuation date is equal to the reported pay for the prior year, increased by the salary increase assumption. Salaries are assumed to increase by 3.50% to 10.5% including inflation
Actuarial Cost Method:	Entry Age Normal
Valuation of Assets:	For purposes of calculating the Total OPEB Liability, The plan is considered to be unfunded and therefore no assets are accumulated for OPEB.
Retirees' share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates – service retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB.
Mortality rates – disabled retirees	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% with a 3 year set-forward for both males and females. The rates are projected on a fully generational basis with scale BB to account for future mortality improvements subject to the 3% floor.
Discount Rate	Because the Supplemental Death Benefits Fund is considered an unfunded trust under GASB Statement No. 75, the relevant discount rate for calculating the Total OPEB Liability is based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of the measurement date. Discount rate is 3.31%.
Supplemental Death Benefit	The contribution rate for the Supplemental Death Benefit (SDB) is equal to the expected benefit payments during the upcoming year divided by the annualized pay of current active members and is calculated separately for actives and retirees. Due to the significant reserve in the Supplemental Death Fund, the SDB rate for retiree coverage is currently only one-third of the total term cost.

Other Information:

Notes There were no benefit changes during the year

NEFFENDORF & KNOPP, P.C.
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MEMBER
TEXAS SOCIETY OF
CERTIFIED PUBLIC ACCOUNTANTS

February 15, 2019

Honorable Mayor and Aldermen
City of Meadowlakes, Texas
Meadowlakes, TX 78654

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Meadowlakes, Texas for the year ended September 30, 2018. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated October 31, 2017. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Meadowlakes, Texas are described in Note 1 to the financial statements. GASB Statement No. 75 *Accounting and Financial Reporting for Post-Employment Benefits Other Than Pensions* was adopted and the application of existing policies was not changed during the year ended September 30, 2018. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's 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 significantly from those expected.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated February 15, 2019.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Recommendations

Bank Reconciliations

Immaterial old outstanding items were noted during the audit of the bank reconciliations. We recommend the items be researched and cleared.

The bank reconciliations did not agree with the general ledger accounts. This was due to transactions entered after the reconciliations were prepared. We recommend the City not prepare the bank reconciliations until all the transactions have been recorded and to make sure the reconciliations agree with the general ledger accounts.

Accounts Receivable Public Works Fund

The accounts receivable subsidiary ledger in the Public Works Fund did not agree with the general ledger account. We recommend the City reconcile the subsidiary ledger to the general ledger at year end.

Restriction on Use

This information is intended solely for the use of the City Council and management of City of Meadowlakes and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Neffendorf & Knopp, PC

NEFFENDORF & KNOPP, P.C.
Fredericksburg, Texas