

**NOTICE OF REGULAR MEETING  
HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION**

**March 9, 2016 6:00 P.M.**

City Hall Council Chambers  
1311 Chestnut Street  
Bastrop, TX 78602

\*\*\*\*\*  
Executive Session: The Hunters Crossing Local Government Corporation reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item. In compliance with the Open Meetings Act, Chapter 551 Government Code, Vernon's Texas Code, Annotated, the item below will be discussed in closed session.

A. Section 551.071 – Consultations with Attorney

- \*\*\*\*\*
1. Call Meeting to Order.
  2. Approval of meeting minutes of September 23, 2015.
  3. Public Comments. [Note: Persons may address the Board on any issue not otherwise listed on this Agenda. Please observe the time limit of three (3) minutes for general public comments. In accordance with the State of Texas Open Meetings Act, the Board cannot undertake discussion or take any action on Public Comments received at the meeting, but can: (1) recite Board/City policy on the points raised and/or (2) place items on an upcoming agenda for both discussion and action at that upcoming meeting.]
  4. Consideration, discussion and possible action on presentation of Hunters Crossing Local Government Corporation Annual Financial Report for the year ended September 30, 2015.
  5. Consideration, discussion and possible action on acceptance of the unaudited Quarterly Financial Summary reports for the period ending February 29, 2016.
  6. Consideration, discussion and possible action on adoption of a Resolution of the Board of Directors of the Hunters Crossing Local Government Corporation of Bastrop, Texas amending the Annual Budget for the Fiscal Year 2016 for the Hunter's Crossing Public Improvement District located in Bastrop, Texas.
  7. Informational update to Board, by Chair, on matters related to the Hunters Crossing Local Government Corporation and/or Public Improvement District.
  8. Consideration, discussion and possible action on transferring ownership of the common areas to the Public Improvement District.
  9. Invitation for input from Board members related to issues for possible inclusion on future agendas.
  10. Consideration, discussion and possible action on setting the time and date for the next Quarterly meeting for the Hunters Crossing Local Government Corporation and the proposed budget timeline for the Fiscal Year 2017.
  11. Adjourn.

**CERTIFICATE**

*I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Bastrop, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted the 4th day of March 2016 at 10:00 a.m. Copies of this agenda have been provided to those members of the media requesting such information.*

  
Tracy Waldroh, Finance Director

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: THE CITY OF BASTROP IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. BASTROP CITY HALL AND COUNCIL CHAMBERS ARE WHEELCHAIR ACCESSIBLE AND SPECIALLY MARKED PARKING IS AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 512-332-8800. PLEASE PROVIDE FORTY-EIGHT HOURS NOTICE WHEN FEASIBLE.**

Confirm time posted: 



HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION  
MINUTES

September 23, 2015, 6:00 PM

The Hunters Crossing Local Government Corporation Board met on September 23, 2015 at Bastrop City Hall located at 1311 Chestnut Street, Bastrop, Texas. Board members in attendance were Michael H. Talbot, President; Brian Rider, James Kershaw, Carlos Liriano, William Dildine, Brandon Johnson. Also in attendance were Tracy Waldron, Ann Franklin, and JC Brown.

**1. Call to Order**

Mr. Michael Talbot called the meeting to order at 6:05 p.m. with a quorum being present.

**2. Citizen Comments**

**3. Approval of meeting minutes of August 17, 2015.**

Board Member Johnson made the motion to approve the August 17, 2015 minutes with the amendment to include Brian Rider to the attendance list, seconded by Board Member Dildine. The motion passed unanimously.

**4. Conduct a Public Hearing: The Board of Directors of Hunters Crossing Local Government Corporation of Bastrop, Texas will conduct a "Public Hearing" on the proposed Fiscal Year 2016 Budget and Fiscal Year 2016 Operations and Maintenance Assessment for the Hunters Crossing Public Improvement District.**

Chief Financial Officer, Tracy Waldron gave a presentation of the proposed Fiscal Year 2016 Budget and Fiscal Year 2016 Operations and Maintenance Assessment for the Hunters Crossing Public Improvement District.

**5. Adjourn Public Hearing: The Board of Directors of Hunters Crossing Local Government Corporation will adjourn the Public Hearing and convene in Regular Session to take any necessary action(s).**

President Talbot adjourned the public hearing and convened in Regular Session.

**6. Consideration, discussion and possible action on approval of a Resolution of the Board of Directors of the Hunters Crossing Local Government Corporation of Bastrop, Texas approving and adopting the annual budget for Fiscal Year 2016, providing reimbursements for historic capital expenditures and to on-going operations and maintenance expenditures for public improvements in the Hunters Crossing Public Improvement District located in Bastrop, Texas; approving an updated assessment plan related to operations and maintenance expenditures and costs containing other provisions related to the Hunters Crossing Public Improvement District.**

Board Member Rider made the motion to approve the resolution, seconded by Board Member Dildine. The motion passed unanimously.

**7. Consideration, discussion and possible action on communication received from Forestar (USA) Real Estate Group, Inc. for reimbursement of supplemental capital assessments attributed to the Hunters Crossing Public Improvement District.**

Board Member Liriano made the motion to acknowledge the submittal of the capital assessments attributed to the Hunters Crossing Public Improvement District, seconded by Board Member Johnson. The motion passed unanimously.

**8. Consideration discussion and possible action regarding the Request for Proposal for Maintenance, Mowing, Irrigation and Landscaping Services of the Public Improvement District areas in the Hunters Crossing Subdivision in Bastrop, Texas.**

Board Member Liriano made the motion to reject all bids and authorize the City Manager and Chief Financial Officer to renegotiate the current contract, seconded by Brandon Johnson. The motion passed unanimously.

**9. Information update to Board, by Chair, on matters related to the Hunters Crossing Local Government Corporation and/or Public Improvement District.**

The President stated that it is the time of year that mowing is needed and the staff is staying on top of this.

**10. Invitation for input from Board members related to issues for possible inclusion on future agendas.**

No items were suggested for future agendas.

**11. Consideration, discussion and possible action on setting the time and date for the next Quarterly meeting for the Hunters Crossing Local Government Corporation and the proposed budget timeline for the Fiscal Year 2016.**

The next meeting was set for December 2, 2015.

**12. Adjournment**

At 6:30 p.m. Board Member Liriano made the motion to adjourn the meeting, seconded by Board Member Rider. Motion passed unanimously.

APPROVED:

ATTEST:

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Michael H. Talbot, President

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Ann Franklin, City Secretary

**STANDARDIZED AGENDA RECOMMENDATION FORM**

LOCAL GOVERNMENT CORP. BOARD OF DIRECTORS

DATE SUBMITTED: March 4, 2016

MEETING DATE: March 9, 2016

1. Agenda Item: **Consideration, discussion, and possible action on presentation of Hunters Crossing Local Government Corporation Annual Financial Report for the year ended September 30, 2015.**

2. Party Making Request: **Mike Talbot**

3. Nature of Request: (Brief Overview) Attachments: Yes **X** No \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Policy Implication:

5. Budgeted: \_\_\_\_\_ Yes \_\_\_\_\_ No N/A

Bid Amount: \_\_\_\_\_ Budgeted Amount: \_\_\_\_\_

Under Budget: \_\_\_\_\_ Over Budget: \_\_\_\_\_

Amount Remaining: \_\_\_\_\_

6. Alternate Option/Costs: \_\_\_\_\_

7. Routing: **NAME/TITLE** **INITIAL** **DATE** **CONCURRENCE**

a) \_\_\_\_\_

b) \_\_\_\_\_

c) \_\_\_\_\_

8. Staff Recommendation:

9. Advisory Board: \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ None

10. Manager's Recommendation: \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ None

11. Motion Requested: Accept the Audited Annual Financial Report for the year ended September 30, 2015 from Patillo, Brown & Hill, L.L.P.

**HUNTERS CROSSING  
LOCAL GOVERNMENT CORPORATION**

**ANNUAL FINANCIAL REPORT**

**FOR THE YEAR ENDED  
SEPTEMBER 30, 2015**

**HUNTERS CROSSING LOCAL GOVERNMENT CORPORTATION**

**ANNUAL FINANCIAL REPORT**

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

## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Hunters Crossing Local Government Corporation

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

We have audited the accompanying financial statements of the governmental activities and the major fund of Hunters Crossing Local Government Corporation (the "Corporation") (component unit of the City of Bastrop, Texas) as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

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

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

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

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

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

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

***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major fund of Hunters Crossing Local Government Corporation, as of September 30, 2015, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matters***

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison information on pages 3-5 and 13-14 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing 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 response to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

Waco, Texas  
February 23, 2016

**MANAGEMENT'S  
DISCUSSION AND ANALYSIS**

## MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of Hunters Crossing Local Government Corporation's (hereafter the "Corporation") annual financial report presents our discussion and analysis of the financial performance during the fiscal year ended September 30, 2015. Please read it in conjunction with the Corporation's financial statements, which follow this section.

### FINANCIAL HIGHLIGHTS

The assets of the Corporation exceeded its liabilities at the close of the most recent fiscal year by \$190,367 (net position).

The Corporation's total net position increased by \$26,997. This increase was attributable to an increase in revenue receipts from increased development and home sales and a reduction to maintenance and operations expenditures.

### OVERVIEW OF THE FINANCIAL STATEMENTS

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

The Statement of Net Position presents information showing how the Corporation's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Corporation is improving or deteriorating.

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

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

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

## Financial Analysis of the Corporation

Our analysis here focuses on the net position (Table I—Net Position) and changes in net position (Table II—Changes in Net Position) as a result of the Corporation’s activities. Net position over time, may serve as a useful indicator of a government’s financial position. In the case of the Corporation, assets exceeded liabilities by \$190,367, at the close of the most recent fiscal year end.

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

	2015	2014	Change
Current and other assets	\$ 215,796	\$ 193,072	\$ 22,724
Total assets	<u>215,796</u>	<u>193,072</u>	<u>22,724</u>
Liabilities	25,429	29,702	( 4,273)
Total liabilities	<u>25,429</u>	<u>29,702</u>	<u>( 4,273)</u>
Restricted	190,367	163,370	26,997
Total net position	<u>\$ 190,367</u>	<u>\$ 163,370</u>	<u>\$ 26,997</u>

At the end of the current fiscal year, the Corporation is able to report positive balance in net position. The same held true for the prior fiscal year.

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

	2015	2014	Change
Revenues:			
Property assessment fees:			
Maintenance and operations	\$ 107,767	\$ 156,731	\$( 48,964)
Capital	232,407	193,577	38,830
Penalties and interest	477	1,154	( 677)
General revenue-interest	278	204	74
Total revenues	<u>340,929</u>	<u>351,666</u>	<u>( 10,737)</u>
Expenses:			
Maintenance and operations	90,283	86,806	3,477
Developer reimbursements	215,000	181,600	33,400
Professional services	7,668	6,496	1,172
Other	981	492	489
Total expenses	<u>313,932</u>	<u>275,394</u>	<u>38,538</u>
Change in net position	26,997	76,272	( 49,275)
Beginning net position	163,370	87,098	76,272
Ending net position	<u>\$ 190,367</u>	<u>\$ 163,370</u>	<u>\$ 26,997</u>

## **Financial Analysis of Governmental Funds**

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

At year end, the Corporation's fund balance of \$187,892, an increase of \$26,313 in comparison with the prior year. As referenced in the Financial Highlights, this increase was attributable to not only a reduction in expenditures but also increased revenue receipts. (Reference page 7 of this report to view the Statement of Activities and Governmental Revenues, Expenditures and Changes in Fund Balance.) The increase in revenue resulted from increased development and home sales within the subdivision and therefore increased revenue collections from prorated and assessed fees. The reduction to expenses occurred within the Maintenance and Operations section and was due to cost saving measures during the year.

### **Budgetary Highlights**

During the Fiscal Year 2015, The Local Government Corporation amended their annual budget to increase the appropriation for Reimbursement to Developer for Capital by \$21,700 to a total budget amount of \$215,000. This amendment was approved by the Board on May 21, 2015.

The most significant differences between the budgeted revenues and actual revenues was the increased revenue receipts from penalties and interest fees. Total budgeted revenues were \$186,970 and the actual receipts were \$232,407 representing an increase of \$45,437 above budget.

The amended budgeted expenditures for Fiscal Year 2015 were \$349,890 and actual expenses were \$313,932 providing a reduction of expenses by \$35,958. The reduction was primarily located within the maintenance and operations section was attributable to cost saving measures during the year and no unforeseen costs associated with the pumps and well.

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

The Local Government Corporation has adopted the levy of a special assessment to fund improvements in the Hunters Crossing Public Improvement District (PID); levying an assessment for maintenance and operations of Commercial Property at \$0.0317 per square foot, HXC 1 Lot 1 at \$13,930 and Single Family Residential at \$23.16 per lot; and levying an assessment for capital improvements of Commercial Property at \$0.0710 per square foot and Single Family Residential at \$301 per lot as identified in the Hunters Crossing Public Improvement District Service and Assessment Plan pursuant to Chapter 372 of the Texas Local Government Code.

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

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

**BASIC  
FINANCIAL STATEMENTS**

# HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

## STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET

SEPTEMBER 30, 2015

	General	Adjustments	Statement of Net Position
<b>ASSETS</b>			
Cash and investments	\$ 213,321	\$ -	\$ 213,321
Assessed fees receivable, net	2,475	-	2,475
Total assets	215,796	-	215,796
<b>LIABILITIES</b>			
Accounts payable	25,429	-	25,429
Total liabilities	25,429	-	25,429
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable revenue - assessed fees	2,475	( 2,475)	-
Total deferred inflows of resources	2,475	( 2,475)	-
<b>FUND BALANCE/NET POSITION</b>			
Fund balance:			
Restricted	187,892	( 187,892)	-
Total fund balance	187,892	( 187,892)	-
Total liabilities, deferred inflows of resources and fund balance	\$ 215,796		
Net position:			
Restricted		190,367	190,367
Total net position		\$ 190,367	\$ 190,367

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

# HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

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

FOR THE YEAR ENDED SEPTEMBER 30, 2015

	General	Adjustments	Statement of Activities
Expenditures/expenses:			
Public improvements:			
Maintenance and operations	\$ 90,283	\$ -	\$ 90,283
Developer reimbursements	215,000	-	215,000
Professional services	7,668	-	7,668
Other	981	-	981
Total public improvements	313,932	-	313,932
Total expenditures/expenses	313,932	-	313,932
Program revenues:			
Property assessment fees:			
Maintenance and operations	107,083	684	107,767
Capital	232,407	-	232,407
Penalties and interest	477	-	477
Net program revenues	339,967	684	340,651
General revenues:			
Interest income	278	-	278
Total general revenues	278	-	278
Excess of revenues over expenditures	26,313	684	-
Change in net position	-	26,997	26,997
Fund balance/net position:			
Beginning	161,579	1,791	163,370
Ending	\$ 187,892	\$ 2,475	\$ 190,367

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

# HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

## NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 2015

### I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### A. Reporting Entity

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

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

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

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

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

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

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

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenue. Direct expenses are those that are identifiable with a specific function, personnel, operations or direct services. Direct services are expenses related to public improvements of the Hunters Crossing Public Improvement District. General revenue includes the Corporation return on investment.

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

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property assessment is recognized as revenue in the year for which they are earned.

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

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

The government reports the following major governmental fund:

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

**D. Cash and Cash Equivalents**

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

#### **E. Property Assessments Fees**

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

#### **F. Fund Balance**

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

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

#### **G. Net Position**

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

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

## **H. Estimates**

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

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

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

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

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

In compliance with the Public Funds Invested Act, the Corporation has adopted a deposit and investment policy utilized by the City of Bastrop. The City Finance Director monitor and maintains all bank accounts for the Corporation. That policy addresses the following risks:

- a. Custodial Credit Risk—deposits. In the case of deposits, this is the risk that in the vent of a bank failure, the government’s deposits may not be returned to it. During the year, the government’s deposits were no exposed to custodial credit ricks. Pledged securities and FDIC coverage was adequate at all times during the year to secure the Corporation’s deposits.
- b. Custodial Credit Risk—investments: For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. All of the Corporation’s investments are held in external municipal investment pools which are no subject to custodial credit risk.

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

## **B. Risk Management**

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

## **C. Contingencies**

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

## **D. Commitment to Developer**

The Corporation has an agreement with a developer to reimburse the developer based on the capital portion of assessment fees collected by the Corporation through 2027. The maximum amount that the Corporation could reimburse the developer is \$17,361,260. The developer has been reimbursed \$1,493,869 as of September 30, 2015.

**REQUIRED SUPPLEMENTARY  
INFORMATION**

# HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

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

### GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property assessment fees:				
Maintenance and operations	\$ 141,300	\$ 84,350	\$ 107,083	\$ 22,733
Capital	150	150	477	327
Penalties and interest	172,280	186,970	232,407	45,437
Interest income	240	240	278	38
Total revenues	<u>313,970</u>	<u>271,710</u>	<u>340,245</u>	<u>68,535</u>
<b>EXPENDITURES</b>				
Public improvements:				
Maintenance and operations	121,820	124,630	90,283	34,347
Developer reimbursements	172,500	215,000	215,000	-
Professional services	9,800	9,279	7,668	1,611
Other	-	981	981	-
Total expenditures	<u>304,120</u>	<u>349,890</u>	<u>313,932</u>	<u>35,958</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	9,850	( 78,180)	26,313	104,493
<b>FUND BALANCE, BEGINNING</b>	<u>161,579</u>	<u>161,579</u>	<u>161,579</u>	<u>-</u>
<b>FUND BALANCE, ENDING</b>	<u>\$ 171,429</u>	<u>\$ 83,399</u>	<u>\$ 187,892</u>	<u>\$ 104,493</u>

# HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

## NOTES TO BUDGETARY INFORMATION

SEPTEMBER 30, 2015

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

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

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



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

To the Board of Directors  
Hunters Crossing Local Government Corporation

We have audited the financial statements of the governmental activities of Hunters Crossing Local Government Corporation for the year ended September 30, 2015, and have issued our report thereon dated February 23, 2016. Professional standards require that we advise you of the following matters relating to our audit.

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

As communicated in our engagement letter dated October 23, 2015, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

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

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

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

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

---

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

**HOUSTON, TX**  
281.671.6259

**RIO GRANDE VALLEY, TX**  
956.544.7778

**TEMPLE, TX**  
254.791.3460

**ALBUQUERQUE, NM**  
505.266.5904



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

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

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

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

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

### *Significant Accounting Policies*

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

### *Significant Accounting Estimates*

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

### *Financial Statement Disclosures*

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

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

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

## **Uncorrected and Corrected Misstatements**

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

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

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

## **Disagreements with Management**

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

## **Representations Requested from Management**

We have requested certain written representations from management, which are included in the management representation letter dated February 23, 2016.

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

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

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

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

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

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

Waco, Texas  
February 23, 2016

**STANDARDIZED AGENDA RECOMMENDATION FORM**

LOCAL GOVERNMENT CORP. BOARD OF DIRECTORS

DATE SUBMITTED: March 4, 2016

MEETING DATE: March 9, 2016

1. Agenda Item: **Consideration, discussion, and possible action on acceptance of the Unaudited Quarterly Financial Summary reports for the period ending Feb. 29, 2016.**

2. Party Making Request: **Mike Talbot**

3. Nature of Request: (Brief Overview) Attachments: Yes X No \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Policy Implication: Quarterly summary to provide LGC Board revenue and expense information year-to-date as of Feb 29, 2016.

5. Budgeted: \_\_\_\_\_ Yes \_\_\_\_\_ No N/A

Bid Amount: \_\_\_\_\_ Budgeted Amount: \_\_\_\_\_  
Under Budget: \_\_\_\_\_ Over Budget: \_\_\_\_\_  
Amount Remaining: \_\_\_\_\_

6. Alternate Option/Costs: \_\_\_\_\_

7. Routing: **NAME/TITLE** **INITIAL** **DATE** **CONCURRENCE**

a) \_\_\_\_\_  
b) \_\_\_\_\_  
c) \_\_\_\_\_

8. Staff Recommendation:

9. Advisory Board: \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ None

10. Manager's Recommendation: \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ None

11. Motion Requested: Approval of the unaudited financial report as of Feb. 29, 2016

\_\_\_\_\_

**CITY OF BASTROP, TEXAS**  
**LGC PID REVENUE SUMMARY**  
**As of 2/29/16**

HUNTERS CROSSING AD VALOREM TAXES	FY15-16		FY16-17		Assessment Amount and Description
	Budget	Actual	Proposed		
<b>M&amp;O Funds</b>					
Commercial - Current - M&O	\$ 37,881	\$ 37,943	\$ -	\$ 0.0317	per square foot *
Commercial - Flat - Current - M&O	\$ 13,930	\$ 13,930	\$ -		HXC 1, Lot1
Single Family - Flat - Current - M&O	\$ 10,852	\$ 11,153	\$ -	\$ 23.16	per lot *
Single Family - Flat - Delinquent - M&O	\$ 500	\$ 334	\$ -		(Add'l 44 lots added)
Penalty and Interest - M&O	\$ 100	\$ 154	\$ -		
Prorated PID Fees- M&O	\$ 100	\$ -	\$ -		
Interest Income	\$ 140	\$ 146	\$ -		
<b>TOTAL M&amp;O FUNDS RECEIVED:</b>	<b>\$ 63,503</b>	<b>\$ 63,660</b>	<b>\$ -</b>		
<b>Capital Funds</b>					
Commercial - Current - Capital	\$ 84,844	\$ 84,984	\$ -	\$ 0.0710	per squarefoot **
Single Family - Flat - Current - Capital	\$ 140,427	\$ 144,933	\$ -	\$ 301	per lot ***
Single Family - Flat - Delinquent - Capital	\$ 50	\$ 1,861	\$ -		
Penalty and Interest - Capital	\$ 100	\$ 495	\$ -		
Prorated PID Fees - Capital	\$ 500	\$ -	\$ -		
Interest Income	\$ 100	\$ 139	\$ -		
<b>TOTAL CIP FUNDS RECEIVED:</b>	<b>\$ 226,021</b>	<b>\$ 232,412</b>	<b>\$ -</b>		
<b>TOTAL AD VALOREM TAXES</b>	<b>\$ 289,524</b>	<b>\$ 296,072</b>	<b>\$ -</b>		

\* FY 16 Reduced Commercial \$.02 per sq. foot from .0517 to .0317 and reduced Single Family \$17 from 40.16 to 23.16 from the 2014-2015 assessments.

\*\* Provided by Hunters Crossing Public Improvement District Service and Assessment Plan. Amount represents no increase.

\*\*\* Provided by Hunters Crossing Public Improvement District Service and Assessment Plan(page 46). FY13-14 amount \$268, FY14-15 amount \$284, FY15-16 \$301

**CITY OF BASTROP, TEXAS**  
**LGC PID EXPENDITURE SUMMARY**  
**As of 2/29/16**

EXPENSES	FY15-16		FY16-17	
	Current Budget	Actual	Proposed	
Maintenance & Repairs				
Irrigation	\$ 10,000	\$ 5,902	\$	-
Miscellaneous Repairs	\$ 5,000	\$ -	\$	-
Miscellaneous Projects*	\$ 10,000	\$ -	\$	-
Total Maintenance & Repairs	\$ 25,000	\$ 5,902	\$	-
Contractual Services				
Mowing Services	\$ 48,000	\$ 16,923	\$	-
Maintenance Services	\$ 13,700	\$ 7,938	\$	-
Security Services	\$ -	\$ -	\$	-
Professional Services/ Audit	\$ 6,000	\$ 123	\$	-
Property Tax Fees	\$ 1,500	\$ 1,149	\$	-
Total Contractual Services:	\$ 69,200	\$ 26,133	\$	-
Occupancy				
Utiities	\$ 12,000	\$ 1,118	\$	-
Well User Fees	\$ 750	\$ 191	\$	-
Total Occupancy:	\$ 12,750	\$ 1,309	\$	-
Miscellaneous & Other				
Miscellaneous Expenses	\$ 500	\$ 27	\$	-
Reimbursement to Developer for Capital	\$ 257,000	\$ -	\$	-
	\$ 257,500	\$ 27	\$	-
<b>Total</b>	<b>\$ 364,450</b>	<b>\$ 33,371</b>	<b>\$</b>	<b>-</b>

***\*This category includes a Dog Park to be constructed approx. \$8,000***

**CITY OF BASTROP, TEXAS**  
**LGC PID FUND BALANCE SUMMARY**  
**As of 2/29/16**

PUBLIC IMPROVEMENT DISTRICT

**Maintenance & Operation Funds**

09-30-2014 Audited Beginning Balance M&O		\$	142,991
Revenue	\$	107,399	
Expenses	\$	<u>(98,933)</u>	
Net	\$	8,466	
09-30-2015 Audited Ending M&O Balance		\$	151,457
Revenues	\$	63,503	
Budgeted Expenses	\$	<u>(107,450)</u>	
Net	\$	(43,947)	
09/30/2016 Proposed Ending M&O Balance		\$	107,510

Percentage fo Fund Balance 100%  
Number of days 365.20

**Capital Funds**

09-30-2014 Audited Beginning Capital Balance		\$	18,588
Revenue	\$	232,847	
Expenses	\$	<u>(215,000)</u>	
Net	\$	17,847	
09-30-2015 Projected Ending Capital Balance		\$	36,435
Revenues	\$	230,000	
Budgeted Expenses	\$	<u>(261,000)</u>	
Net	\$	(31,000)	
09/30/2016 Proposed Ending Capital Balance		\$	5,435

**STANDARDIZED AGENDA RECOMMENDATION FORM**

LOCAL GOVERNMENT CORP. BOARD OF DIRECTORS

DATE SUBMITTED: MAR. 4, 2016

MEETING DATE: MAR. 9, 2016

1. Agenda Item: **Consideration, discussion, and possible action on adoption of a Resolution of the Board of Directors of the Hunters Crossing Local Government Corporation of Bastrop, Texas, amending the Annual Budget for Fiscal Year 2016 for the Hunter’s Crossing Public Improvement District located in Bastrop, Texas.**

2. Party Making Request: **Mike Talbot**

3. Nature of Request: (Brief Overview) Attachments: Yes X No \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Policy Implication: An Amendment to the Fiscal Year 2016 Budget in order to increase the Capital appropriation. Amendment will increase Developer’s Reimbursement to \$261,000.

5. Budgeted: \_\_\_\_\_Yes \_\_\_\_\_No N/A

Bid Amount: \_\_\_\_\_ Budgeted Amount: \_\_\_\_\_

Under Budget: \_\_\_\_\_ Over Budget: \_\_\_\_\_

Amount Remaining: \_\_\_\_\_

6. Alternate Option/Costs: \_\_\_\_\_

7. Routing: **NAME/TITLE** **INITIAL** **DATE** **CONCURRENCE**

a) \_\_\_\_\_

b) \_\_\_\_\_

c) \_\_\_\_\_

8. Staff Recommendation:

9. Advisory Board: \_\_\_\_\_Approved \_\_\_\_\_Disapproved \_\_\_\_\_None

10. Manager’s Recommendation: \_\_\_\_\_Approved \_\_\_\_\_Disapproved \_\_\_\_\_None

11. Motion Requested: To approve the amendment to the Fiscal Year 2016 Budget in order to increase the Capital appropriation. Amendment will increase Developer’s Reimbursement to \$261,000.

**HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION  
RESOLUTION NO. R- 2016 - 01**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF HUNTERS CROSSING  
LOCAL GOVERNMENT CORPORATION OF BASTROP, TEXAS,  
AMENDING THE ANNUAL BUDGET FOR FISCAL YEAR 2016 FOR THE HUNTERS  
CROSSING PUBLIC IMPROVEMENT DISTRICT LOCATED IN BASTROP, TEXAS;**

---

**WHEREAS**, the Hunters Crossing Public Improvement District (the “PID”) has been duly created by the City of Bastrop, Texas (the “City”), and is operating under the authority of Chapter 372, Texas Local Government Code, the Public Improvement District Assessment Act (the “Act”); and

**WHEREAS**, in accordance with the Act, the City previously determined the estimated cost of public improvements for the PID (the “Public Improvements”) and the method of assessment for the costs of such Public Improvements, and adopted an assessment plan and a service plan for the PID (the “Service Plan”); and

**WHEREAS**, the Hunters Crossing Local Government Corporation (the “Corporation”) has been created by the City in order to implement the Service Plan for the PID and to perform other functions delegated to it by the City; and

**WHEREAS**, the City, the Corporation and Forestar (USA) Real Estate Group, Inc., formerly known as Sabine Investment Company (“Forestar”) have entered into a Public Improvements District Development and Reimbursement Agreement (the “Reimbursement Agreement”) pursuant to which Forestar has advanced sums to plan, construct and finance the Public Improvements for the PID and to pay costs related to the creation, organization, operation and maintenance of the PID and the Public Improvements as described in the Service Plan (collectively, “Project Costs”), subject to reimbursement as provided in the Agreement, and

**WHEREAS**, the City staff has prepared for the Corporation’s consideration an amendment to the FY-16 budget (Fiscal Year October 1, 2015 – September 30, 2016), a copy of which is attached as **Exhibit A**;

**WHEREAS**, the Board of Directors of the Corporation (the “Board”) has reviewed the Budgets and all information and documentation submitted to the Corporation in support thereof, and has determined that the Budget amendment should be approved; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION THAT:**

The Board finds and determines that the amended 2016 Budget (Fiscal Year October 1, 2015 – September 30, 2016) accurately reflects projected capital costs for the Public Improvements for 2016 and should be and hereby is approved.

PASSED, ADOPTED AND APPROVED this \_\_\_\_ day of March 2016, in an open meeting, duly held and notice of which was given in accordance with Chapter 551, Texas Government Code, the Texas Open Meetings Act.

Hunters Crossing Local Development Corporation

By: \_\_\_\_\_  
Michael H. Talbot, President  
Board of Directors

ATTEST:

\_\_\_\_\_  
Brandon Johnson, Secretary  
Board of Directors

**FY 2016  
BUDGET AMENDMENTS  
Local Government Corporation  
Hunters Crossing Public Improvement District**

**Capital Improvement:**

Fund Balance as of 9-30-15	\$ 187,892
FY 2016 Revenues	\$ 289,524
FY 2016 Budgeted Expenses	\$ (364,450)
3/2016 Budget Amendments	<u>\$ (4,000)</u>
Ending Fund Balance	<u><u>\$ 108,966</u></u>

	BUDGET	AMOUNT	DESCRIPTION	ACCOUNT NUMBER
<b>Capital Improvement:</b>				
Expenditures:				
	Increase	\$ (4,000)	Reimbursement to Developer - Capital	801-00-00-5629
		<u>\$ (4,000)</u>		



**FORESTAR**

February 19, 2016

Hunters Crossing Local Government Corporation  
C/o City of Bastrop  
City Hall  
1311 Chestnut Street  
Bastrop, Texas 78602

Re: Request for disbursement of funds – Capital Improvement

Ladies and Gentlemen:

Forestar (USA) Real Estate Group Inc., as successor by merger to its former subsidiary, Sabine Investment Company, hereby applies for disbursement of funds collected on behalf of the Hunters Crossing PID to reimburse Forestar for capital costs which it incurred and which are to be reimbursed under the terms of the agreements and ordinances concerning the Hunters Crossing PID.

We request reimbursement of \$261,000.00 of capital costs, pursuant to the Service and Assessment Plan adopted by the ordinances of the City of Bastrop. We certify that the improvements for which that sum paid are “Public Improvements” as defined in the Service and Assessment Plan of Hunters Crossing PID and that the expenditures for which reimbursement is requested have been approved by the Board of the LGC for reimbursement, pending receipt of funds for that purpose.

Please call if you have any questions about this request.

Sincerely,

FORESTAR GROUP



Ryan Gray

Cc: Michael Talbot, City Manager, City of Bastrop