

**WILSON COUNTY/MT. JULIET
DEVELOPMENT BOARD**

Financial Statements and
Supplemental Information

For the Year Ended June 30, 2009

**WILSON COUNTY/MT. JULIET
DEVELOPMENT BOARD**

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Independent Auditor's Report

Board of Directors of
Wilson County/Mt. Juliet Development Board
Mt. Juliet, Tennessee

We have audited the accompanying financial statements of the governmental activities and fund information of the Wilson County/Mt. Juliet Development Board, as of and for the year ended June 30, 2009, which collectively comprise the Board's basic financial statements as listed in the Table of Contents. These financial statements are the responsibility of the Wilson County/Mt. Juliet Development Board's management. Our responsibility is to express an opinion on these financial statements based on our audit.

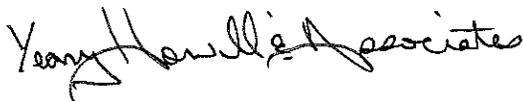
We conducted our audit in accordance with auditing standards generally accepted in the United States of America and standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and fund information of the Wilson County/Mt. Juliet Development Board as of June 30, 2009 and the changes in financial position for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated December 10, 2009 on our consideration of the Wilson County/Mt. Juliet Development Board's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The Wilson County/Mt. Juliet Development Board has not presented Management's Discussion and Analysis that accounting principles generally accepted in the United States has determined is necessary to supplement, although not required to be part of, the basic financial statements.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Wilson County/Mt. Juliet Development Board's basic financial statements. The accompanying supplemental schedule as listed in the Table of Contents is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.



December 10, 2009

**WILSON COUNTY/MT. JULIET
DEVELOPMENT BOARD**

Statement of Net Assets – Governmental Activities

June 30, 2009

Assets

Assets:

| | |
|---------------------------------------|-------------------|
| Cash and cash equivalents | \$ 189,112 |
| Land – non-depreciable capital assets | <u>11,634</u> |
| Total assets | \$ <u>200,746</u> |

Liabilities and Net Assets

Liabilities:

| | |
|-------------------|-----------------|
| Accounts payable | \$ <u>3,250</u> |
| Total liabilities | <u>3,250</u> |

Net Assets:

| | |
|-----------------------------|-------------------|
| Investment in capital asset | 11,634 |
| Unrestricted | <u>185,862</u> |
| Total net assets | \$ <u>197,496</u> |

See accompanying notes to financial statements

**WILSON COUNTY/MT. JULIET
DEVELOPMENT BOARD**

Statement of Activities - Governmental Activities

For the Year Ended June 30, 2009

Program Expenses:

General Government:

| | |
|-----------------------|--------------|
| Ground maintenance | \$ 3,900 |
| Professional services | <u>5,707</u> |

| | |
|------------------------|-------|
| Total program expenses | 9,607 |
|------------------------|-------|

Program Revenues:

General Government:

| | |
|--------------|---------------|
| Lease income | <u>21,816</u> |
|--------------|---------------|

| | |
|---------------------------------|---------------|
| Net program revenues (expenses) | <u>12,209</u> |
|---------------------------------|---------------|

General Revenues:

| | |
|--------------------|--------|
| Interlocal revenue | 40,255 |
|--------------------|--------|

| | |
|-----------------|------------|
| Interest income | <u>457</u> |
|-----------------|------------|

| | |
|------------------------|---------------|
| Total general revenues | <u>40,712</u> |
|------------------------|---------------|

| | |
|--|--------|
| Change in net assets before Special Item | 52,921 |
|--|--------|

Special Item:

| | |
|-------------------------------|-----------------|
| Loss on sale of capital asset | <u>(63,366)</u> |
|-------------------------------|-----------------|

| | |
|-----------------------------|----------|
| Change in Net Assets | (10,445) |
|-----------------------------|----------|

| | |
|--------------------------------------|----------------|
| Net Assets, beginning of year | <u>207,941</u> |
|--------------------------------------|----------------|

| | |
|--------------------------------|-------------------|
| Net Assets, end of year | \$ <u>197,496</u> |
|--------------------------------|-------------------|

See accompanying notes to financial statements

**WILSON COUNTY/MT. JULIET
DEVELOPMENT BOARD**

Balance Sheet - Governmental Fund

June 30, 2009

Assets

Assets:

| | |
|---------------------------|-------------------|
| Cash and cash equivalents | \$ <u>189,112</u> |
| Total assets | \$ <u>189,112</u> |

Liabilities and Net Assets

Liabilities:

| | |
|-------------------|-----------------|
| Accounts payable | \$ <u>3,250</u> |
| Total liabilities | <u>3,250</u> |

Fund Balance:

| | |
|--|-------------------|
| Unreserved fund balance | <u>185,862</u> |
| Total liabilities and fund balance | \$ <u>189,112</u> |
| Reconciliation of Balance Sheet to Statement of Net Assets of Governmental Activities | |
| Fund balance | \$ 185,862 |
| Capital assets not considered financial resources and not included in the fund | <u>11,634</u> |
| Net assets of governmental activities | \$ <u>197,496</u> |

See accompanying notes to financial statements

**WILSON COUNTY/MT. JULIET
DEVELOPMENT BOARD**

Statement of Revenues, Expenditures and Changes
In Fund Balance – Governmental Fund

For the Year Ended June 30, 2009

Revenues:

| | |
|--------------------|---------------|
| Interlocal revenue | \$ 40,255 |
| Lease income | 21,816 |
| Interest income | <u>457</u> |
| Total revenues | <u>62,528</u> |

Expenditures:

| | |
|-----------------------|--------------|
| Grounds maintenance | 3,900 |
| Professional services | <u>5,707</u> |
| Total expenditures | <u>9,607</u> |

Change in fund balance 52,921

Fund Balance, beginning of year 132,941

Fund Balance, end of year \$ 185,862

Reconciliation of Statement of Revenues, Expenditures
and Changes in Fund Balance of Governmental Fund to
the Statement of Activities

Change in fund balance \$ 52,921

Adjustment to reconcile change
in fund balance to change in net assets
Cost of assets sold in excess of sales price (63,366)

Change in net assets – governmental activities \$ (10,445)

See accompanying notes to financial statements

WILSON COUNTY/MT. JULIET DEVELOPMENT BOARD

Notes to Financial Statements

June 30, 2009

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Wilson County/Mt. Juliet Development Board (the "Development Board") was created on January 13, 1995 pursuant to Tennessee Code Annotated, Sections 5-1-113 and 12-9-101, and pursuant to an Interlocal Agreement between Wilson County and the cities of Lebanon, Watertown and Mt. Juliet. Wilson County and the City of Mt. Juliet each contributed \$400,000 to the Development Board. The Development Board has no obligation to repay such contributions. The purpose of the Development Board is to add to the tax base by developing industrial land to attract new business into the Wilson County/City of Mt. Juliet area. Once a developed property is sold by the Development Board and placed on the tax rolls of Wilson County, the County is obligated by the Interlocal Agreement to pay twenty five percent (25%) of the tax revenues derived from the property to the Development Board for as long as the Development Board remains in existence. Under a Supplemental Interlocal Agreement, the City of Mt. Juliet and Wilson County agreed to reimburse the Board for infrastructure improvements to certain property which were funded by the Board by agreeing to pay the Board thirty percent (30%) of all real and personal property ad valorem tax receipts received with respect to this property. The City currently does not have a property tax.

Basis of presentation

The accounting and reporting policies of the Wilson County/Mt. Juliet Development Board conform to accounting principles generally accepted in the United States applicable to governmental units. Generally accepted accounting principles are defined as those principles prescribed by Government Accounting Standards Board (GASB). Generally accepted accounting principles require government-wide financial statements of net assets and activities, be presented on the economic resources measurement focus and the accrual basis of accounting.

WILSON COUNTY/MT. JULIET DEVELOPMENT BOARD

Notes to Financial Statements

June 30, 2009

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (Continued)

Basis of presentation, (continued)

Revenues are recorded when earned and expenses are recorded when a liability is incurred regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. It also requires that certain fixed assets be recorded at cost less accumulated depreciation. The Development Board has no depreciable assets at June 30, 2009.

Generally accepted accounting principles also require governmental fund financial statements be reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are 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.

Rents and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period using criteria specified in the paragraph above. All other revenue items are considered to be measurable and available only when cash is received by the Development Board.

WILSON COUNTY/MT. JULIET DEVELOPMENT BOARD

Notes to Financial Statements

June 30, 2009

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (Continued)

Basis of presentation, (continued)

The accounts of the Development Board are organized on the basis of funds. The operations of the Development Board are accounted for in one fund which provides for a set of self-balancing accounts, which are comprised of its assets, liabilities, fund balance, revenues, and expenditures. The fund in the financial statements of the report, is as follows:

General Fund – The General Fund is the operating fund of the Development Board and is classified as a Governmental Fund Type and uses the modified accrual basis of accounting whereby revenues are recognized when measurable and available and expenditures are recognized when liabilities are incurred.

Cash and cash equivalents

The Development Board considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents.

Income tax status

No provision has been made for income taxes in the accompanying financial statements, as the Development Board is exempt from income taxes.

Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America require management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of support and expenses during the reporting year. Actual results could differ from those estimates.

WILSON COUNTY/MT. JULIET DEVELOPMENT BOARD

Notes to Financial Statements

June 30, 2009

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (Continued)

Investment in land

The Development Board obtained 68.25 acres of land by transfer from Mt. Juliet Development Corporation. All of the land has been sold except for approximately 0.287 acres valued at an original cost of \$11,634, which remains at June 30, 2009.

(2) DEPOSITS

As of June 30, 2009, the Development Board had deposits with financial institutions located in the United States. The carrying amount of the deposits was \$189,112 and the bank balance was \$189,112. All funds were on deposit with an institution that participates in the State Collateral Pool.

Custodial credit risk for deposits is the risk that in the event of a bank failure, the Board's deposits may not be returned or the Board will not be able to recover collateral securities in the possession of an outside party. The Board's policy requires deposits to be 105 percent secured by collateral, less amount of Federal Deposit Insurance Corporation (FDIC) or deposited in an institution which participates in the State Collateral Pool. Deposited funds may be invested in certificates of deposit in institutions with an established record of fiscal health and service. Collateral agreements must be approved prior to deposit of funds as provided by law. The Board approves and designates a list of authorized depository institutions based on evaluation of solicited responses and certifications provided by financial institutions and recommendations of Board staff. At June 30, 2009, there were no amounts exposed to custodial risk.

WILSON COUNTY/MT. JULIET DEVELOPMENT BOARD

Notes to Financial Statements

June 30, 2009

(3) CONCENTRATION OF RISK

The Development Board conducts business in full in Wilson County. During the year ended June 30, 2009, the operating revenues were rents from the land leases, interlocal revenues, and bank interest.

(4) LEASE

On August 3, 1996, the Development Board entered into a contract to lease land to a wireless provider beginning September 1, 1996. The lease term is for a period of five years, with four automatic renewal terms of five years each thereafter. The annual rent for each of the renewal terms will be 120 percent of the annual rent for the final year of the previous renewal term. Upon termination of the lease, the Board retains any prepaid rent. On October 15, 1999, a sublease agreement was executed, requiring the lessee to pay the Board one-half of all rentals received by the lessee under the sublease in addition to the applicable annual rent. Total lease income for the year ended June 30, 2009 was \$21,816. Future minimum lease payments to be received are as follows:

| | |
|------|-----------|
| 2010 | \$ 21,888 |
| 2011 | 21,888 |
| 2012 | 24,192 |
| 2013 | 25,056 |

(5) INTERLOCAL REVENUE

Interlocal revenue consists of amounts from the county related to sharing of property taxes as explained in footnote number one.

WILSON COUNTY/MT. JULIET DEVELOPMENT BOARD

Notes to Financial Statements

June 30, 2009

(6) RISK MANAGEMENT

The Development Board is exposed to various risks related to general liability and property and casualty losses. For this reason, the Development Board is covered under the general liability insurance policy carried by Wilson County, Tennessee. The policy covers premise liability and officers and elected officials liability.

The Development Board is also covered under the City of Mt. Juliet's insurance policy for general liability and elected officials liability.

The Development Board had no claims during the year ended June 30, 2009. Furthermore, the likelihood of experiencing a loss is remote due to very limited operations and assets owned by the Development Board. Settled claims from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

(7) BUDGET

The Development Board is not required and does not adopt a budget.

(8) SPECIAL ITEM – LOSS ON SALE OF CAPITAL ASSET

During the year, the Development Board completed the sale of 1.57 acres to a local utility district at a nominal price. The purpose of the transfer was to save the Board maintenance costs on the land, which had no development value. The allocated cost of this property is \$63,366, and it is reported as a special item on the Statement of Activities.

SUPPLEMENTAL INFORMATION

WILSON COUNTY/MT. JULIET DEVELOPMENT BOARD

Schedule of Board Members

June 30, 2009

| | |
|-------------------|-----------------------|
| Linda Elam | Board Chairman |
| Vacant | City Representative |
| Vacant | City Representative |
| Robert Dedman | County Representative |
| Gilbert Graves | County Representative |
| Vicki Fitzpatrick | County Representative |

YEARY, HOWELL & ASSOCIATES

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Directors of
Wilson County/Mt. Juliet Development Board
Mt. Juliet, Tennessee

We have audited the accompanying financial statements of the governmental activities and fund information of the Wilson County/Mt. Juliet Development Board as of and for the year ended June 30, 2009, and have issued a report thereon dated December 10, 2009. 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.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Wilson County/Mt. Juliet Development Board's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements but not for the purpose of expressing an opinion on the effectiveness of the Wilson County/Mt. Juliet Development Board's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Wilson County/Mt. Juliet Development Board's internal control over financial reporting.

Our consideration of the internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over financial reporting that we consider to be significant deficiencies. A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis.

A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Wilson County/Mt. Juliet Development Board's ability to initiate, authorize, record, process or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Wilson County/Mt. Juliet Development Board's financial statements is more than inconsequential will not be prevented or detected by the Wilson County/Mt. Juliet Development Board's internal control over financial reporting. We consider the deficiencies described in the accompanying schedule of findings and responses to be significant deficiencies in internal control over financial reporting, 09-01, 02-01, and 07-02

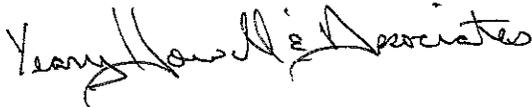
A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Wilson County/Mt. Juliet Development Board's internal control. Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, we believe item 07-02 in the accompanying schedule of findings and responses to also be a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Wilson County/Mt. Juliet Development Board's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The Development Board's responses to the findings identified in our audit is described in the accompanying schedule of findings and responses. We did not audit the Wilson County/Mt Juliet Development Board's responses and, accordingly, we express no opinion on them.

This report is intended solely for the information and use of the management, and State Comptroller's Office, federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.



December 10, 2009

WILSON COUNTY/MT. JULIET DEVELOPMENT BOARD

Schedule of Findings and Responses

June 30, 2009

CURRENT YEAR FINDINGS

- (09-01) Under the Supplemental Interlocal Agreement the City and the County agreed to reimburse the Board for infrastructure improvements for certain property which was funded by the Board by remitting 30% of property taxes collected from the property. Because the City has no property tax, the City has not made any remittances. As of June 30, 2009, the County has remitted \$50,000 and appears to take the position that the obligation has been fulfilled. Development Board records indicate that this may not be the full obligation.

Recommendation: We recommend the Board reach a written agreement with the County resolving this matter.

Response: A representative of the Board has spoken with the Wilson County Finance Director and he agrees with the letter sent by the attorney dated February, 24, 2009 that states the County will reimburse the Development Board 30% of property taxes collected on a yearly basis until the \$110,000.00 is paid in full.

PRIOR YEAR FINDINGS

- (02-01) Due to staff limitations, there is a lack of segregation of duties necessary to achieve the desired internal control over receipts and disbursements.

Recommendation: Consideration should be given of requiring two signatures on the written checks, one including a board member.

Current-Year Status: Condition continues to exist.

Response: Management assures that segregation of duties occurs to the extent possible. As opportunities arise to better segregate duties, action will be taken.

- (07-02) The Board has not held regular meetings to approve actions and to provide oversight of the activities.

Recommendation: We recommend that at least semi-annual meetings be held to authorize, review and approve all actions and activities of the organization.

Current-Year Status: Condition continues to exist.

Response: Consideration is being given to holding semi-annual meetings.