

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.
Loudon County, Tennessee

FINANCIAL STATEMENTS

For the Fiscal Years Ended June 30, 2011 and 2010

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee

FINANCIAL STATEMENTS

For the Fiscal Years Ended June 30, 2011 and 2010

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LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.
Loudon County, Tennessee

SECTION ONE

INTRODUCTORY SECTION

For the Years Ended June 30, 2011 and 2010

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee

LIST OF MANAGEMENT AND PRINCIPAL OFFICERS

June 30, 2011 and 2010

President	Patrick Phillips
Assistant Director	Kathy Knight

Board Members:

Chairperson	Eddie Simpson
Vice Chairperson	Don Miller
Treasurer	Charlie Bettis

Members:

Harvey Sproul
Bruce Giles
Lynn Mills, exofficio
Dale Hurst, exofficio
Michael Bobo, exofficio
Ron Jordan
Mayor Judy McGill-Keller
Mayor Estelle Herron
Mayor Tony Aikens, exofficio
Chip Miller, exofficio
Shannon Littleton, exofficio
Don Miller

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.
Loudon County, Tennessee

SECTION TWO

FINANCIAL SECTION

For the Years Ended June 30, 2011 and 2010

Ingram Overholt & Bean, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

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Lonas D. Overholt, CPA
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September 15, 2011

INDEPENDENT AUDITORS' REPORT

Board of Directors
Loudon County Economic
Development Agency, Inc.
Loudon County, Tennessee

We have audited the accompanying financial statements of the governmental activities and the major fund, of the Loudon County Economic Development Agency, Inc. (the Agency) as of and for the years ended June 30, 2011 and 2010, which collectively comprise the Agency's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Agency's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits 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 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 audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and the major fund of the Agency as of June 30, 2011 and 2010, and the respective changes in financial position thereof and the respective budgetary comparisons for the major fund for the fiscal years 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 September 15, 2011, on our consideration of the Agency'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 conjunction with this report in considering the results of our audit.

The management's discussion and analysis, immediately following this letter and the required supplementary information on page 29, are not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The introductory section, capital assets used in the operation of governmental funds schedules, and miscellaneous schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The introductory section, capital assets used in the operation of governmental funds schedules, and miscellaneous schedules, have not been subjected to the auditing procedures applied in the audits of the basic financial statements and, accordingly, we express no opinion on them.

Ingram, Overholt & Bean, PC



September 15, 2011

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the Loudon County Economic Development Agency, Inc.'s financial performance provides an overview of the Agency's activities for the years ended June 30, 2011 and 2010. This analysis should be read in conjunction with the Agency's financial statements as described in the Table of Contents.

FINANCIAL HIGHLIGHTS

Key financial highlights for the fiscal years ending June 30, 2011 and 2010 include the following:

- The assets of the Agency exceeded its liabilities at the close of the most recent fiscal year by \$80,977 (net assets). Of this amount, \$79,489 (unrestricted net assets) may be used to meet the government's ongoing obligations to citizens and creditors.
- The assets of the Agency exceeded its liabilities at the close of the 2010 fiscal year by \$80,795 (net assets). Of this amount, \$78,365 (unrestricted net assets) was available during the 2010 fiscal year to meet the government's ongoing obligations to citizens and creditors.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements are comprised of three components: (1) **Government-wide** financial statements, (2) **Fund** financial statements, and (3) **Notes** to the financial statements. This report also contains **other supplementary information** in addition to the basic financial statements themselves.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business. These statements include all assets and liabilities using the accrual basis of accounting. All of the current years' revenues and expenses are taken into account regardless of when cash is received or paid

The **statement of net assets** presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether or not the financial position of the Agency is improving or deteriorating.

The **statement of activities** presents information showing how the Agency's net assets changed during the current fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs regardless of the timing of related cash flows.

Both of the government-wide statements distinguish functions of the Agency that are principally supported by intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Agency include economic development and general administration.

Fund Financial Statements

The fund financial statements are designed to report information about groupings of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. All of the Agency's basic services are reported in governmental funds. These statements, however, focus on near term inflows and outflows of spendable resources and spendable resources available at the end of the fiscal year. Such information may be useful in determining what financial resources are available in the near future to finance the Agency's programs.

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

The Agency maintains one governmental fund.

The Agency adopts an annual appropriated budget for the general fund. Budgetary comparison statements have been provided in the basic financial statements for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

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

FINANCIAL RATIOS

The ratios of Working Capital and Days Cash demonstrate the continuing ability to finance operations with cash. The stability of the current ratio and the liabilities to net assets ratio demonstrate that the Agency has not financed its working capital and day's cash with an increased proportion of debt. The following is a related schedule of ratios:

	<u>2011</u>	<u>2010</u>	<u>2009</u>
Working Capital (the amount by which current assets exceed current liabilities)	\$ 79,489	\$ 78,365	\$ 87,414
Current Ratio (compares current assets to current liabilities – as an indicator of the ability to pay current obligations)	4.66	4.97	5.50

GOVERNMENT-WIDE STATEMENTS FINANCIAL ANALYSIS

The analysis below focuses on the net assets and changes in net assets of the Agency:

	<u>2011</u>	<u>2010</u>	<u>2009</u>
Current assets	\$ 101,217	\$ 98,120	\$ 106,832
Capital assets, net	<u>1,488</u>	<u>2,430</u>	<u>3,556</u>
Total Assets	<u>102,705</u>	<u>100,550</u>	<u>110,388</u>
Current liabilities	<u>21,728</u>	<u>19,755</u>	<u>19,418</u>
Net Assets:			
Invested in capital assets, net	1,488	2,430	3,556
Unrestricted	<u>79,489</u>	<u>78,365</u>	<u>87,414</u>
Total Net Assets	<u>\$ 80,977</u>	<u>\$ 80,795</u>	<u>\$ 90,970</u>

Net assets of the Agency increased 2.1 % during the fiscal year ended June 30, 2011 compared to a decrease of 8.9% for the fiscal year ended June 30, 2010. Unrestricted net assets, the portion of the net assets available to finance day-to-day operations, increased by 1.43% for the year ended June 30, 2011 and decreased by 10.35% for the year ended June 30, 2010.

	<u>2011</u>	<u>2010</u>	<u>2009</u>
Program Revenues:			
Operating grants and Contributions	\$ 297,733	\$ 215,429	\$ 215,428
Capital grants & contributions	-	67,857	87,067
General Revenues:			
In-kind Revenue – Donated			
Facilities	9,000	9,000	9,000
Interest Income	205	807	1,512
Other revenues	<u>-</u>	<u>-</u>	<u>126</u>
Total Revenues	<u>306,938</u>	<u>293,093</u>	<u>313,133</u>
Expenses:			
General and administrative	305,814	301,682	296,700
Depreciation	<u>942</u>	<u>1,586</u>	<u>3,380</u>
Total Expenses	<u>306,756</u>	<u>303,268</u>	<u>300,080</u>
Change in net assets	182	(10,175)	13,053
Net assets at beginning of year	<u>80,795</u>	<u>90,970</u>	<u>77,917</u>
Net assets at end of year	<u>\$ 80,977</u>	<u>\$ 80,795</u>	<u>\$ 90,970</u>

The operations of the Loudon County Economic Development Agency, Inc. are primarily funded as follows:

	<u>2011</u>	<u>2010</u>	<u>2009</u>
Contributions from:			
Loudon County	50.3%	52.2%	47.0%
City of Loudon	11.5%	11.6%	11.0%
Lenoir City	10.5%	10.6%	10.0%
Lenoir City Industrial Committee of 100	1.4%	1.4%	1.0%
Interest Income	0.0%	0.3%	0.5%
Other Income	0.0%	0.0%	0.5%
Grant Revenue (Flow-thru for Innovation Valley)	<u>26.3%</u>	<u>23.9%</u>	<u>30.0%</u>
 Total	 100%	 100%	 100%

Operational costs for the Agency were \$305,814 and \$302,141 for the fiscal years ended June 30, 2011 and 2010 respectively. The increase in expenses for both fiscal years was due primarily to increased personnel costs and the flow-thru grants for Innovation Valley.

FUND STATEMENTS FINANCIAL ANALYSIS

Governmental funds

The focus of the Agency's governmental fund is to provide information on near-term inflows, outflows, and balances of resources that are available for spending. Such information is useful in assessing the Agency's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. Types of governmental funds reported by the Agency are the General Fund.

The General Fund is the chief operating fund of the Agency. At the end of the 2011 and 2010 fiscal years, the unassigned fund balance of the General Fund totaled \$55,781 and \$52,894, respectively. As a measure of the General Fund's liquidity, it may be useful to compare total unassigned fund balance to total fund expenditures. Total unassigned fund balance represents 18% of total general fund expenditures of \$305,814, and 17.5% of total general fund expenditures of \$302,141, for the 2011 and 2010 fiscal years, respectively.

CAPITAL ASSETS

The table below reflects the Agency's capital assets (net of accumulated depreciation) at the end of each fiscal year:

	<u>2011</u>	<u>2010</u>	<u>2009</u>
Equipment:			
Furniture and equipment	\$ 46,615	\$ 46,615	\$ 46,156
Automobile	<u>16,787</u>	<u>16,787</u>	<u>16,787</u>
Total Capital Assets	63,402	63,402	62,943
 Accumulated Depreciation	 <u>(61,914)</u>	 <u>(60,973)</u>	 <u>(59,387)</u>
 Net Capital Assets	 <u>\$ 1,488</u>	 <u>\$ 2,429</u>	 <u>\$ 3,556</u>

There were no major capital asset events during the 2011 fiscal year.

For government-wide financial statement presentation, all depreciable capital assets are depreciated from acquisition date to the end of the current fiscal year. Fund financial statements record capital asset purchases as expenditures. Please refer to the Notes to the Financial Statements for further information regarding capital assets.

DEBT

At the end of the 2011 and 2010 fiscal years, the Agency had no long-term obligations outstanding.

BUDGETS

The Agency adopts an annual appropriated budget for the general fund. The Agency revises its budget as necessary for unexpected changes in revenues and expenditures. The fiscal year budget 2010 was amended one time during the fiscal year. The Board approves all budgets and subsequent amendments. Budgetary comparison statements have been provided in the basic financial statements for the general fund to demonstrate compliance with the budget.

CONTACTING THE AGENCY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens with a general view of the Agency's finances and to show the Agency's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact the President of the Agency at 274 Blair Bend Drive, Loudon, Tennessee 37774.



President

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.
Loudon County, Tennessee

GOVERNMENT-WIDE FINANCIAL STATEMENTS

June 30, 2011 and 2010

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
STATEMENT OF NET ASSETS
 For the Years Ended June 30, 2011 and 2010

<u>ASSETS</u>	<u>Governmental Activities</u>	
	<u>June 30, 2011</u>	<u>June 30, 2010</u>
Current Assets:		
Cash in bank.....	\$ 36,027	\$ 34,943
Certificates of Deposit.....	53,298	53,180
Accounts receivable.....	<u>11,892</u>	<u>9,997</u>
Total Current Assets.....	101,217	98,120
Depreciable Capital Assets, net of depreciation.....	<u>1,488</u>	<u>2,430</u>
Total Assets	<u>\$ 102,705</u>	<u>\$ 100,550</u>
<u>LIABILITIES AND NET ASSETS</u>		
Liabilities:		
Current Liabilities:		
Accounts payable.....	\$ 6,728	\$ 4,755
Compensated absences.....	<u>15,000</u>	<u>15,000</u>
Total Current Liabilities.....	<u>21,728</u>	<u>19,755</u>
Net Assets:		
Invested in capital assets	1,488	2,430
Unrestricted.....	<u>79,489</u>	<u>78,365</u>
Total Net Assets.....	<u>80,977</u>	<u>80,795</u>
Total Liabilities and Net Assets.....	<u>\$ 102,705</u>	<u>\$ 100,550</u>

See accompanying independent auditors' report and notes.

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
STATEMENT OF ACTIVITIES
 For the Years Ended June 30, 2011 and 2010

	June 30, 2011			
	<u>Expenses</u>	<u>Revenues</u>		<u>Net (Expense) Revenue and Changes Net Assets Governmental Activities</u>
		<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	
Function/ Programs				
Governmental Activities:				
General and Administrative	\$ 305,814	\$ 297,733	\$ -	\$ (8,081)
Depreciation	<u>942</u>	<u>-</u>	<u>-</u>	<u>(942)</u>
Totals	<u>\$ 306,756</u>	<u>\$ 297,733</u>	<u>\$ -</u>	<u>(9,023)</u>
General Revenues:				
In-kind Revenues - Donated Facilities				9,000
Interest earned				<u>205</u>
Total General Revenues				<u>9,205</u>
Change in net assets				182
Net Assets – Beginning				<u>80,795</u>
Net Assets – Ending				<u>\$ 80,977</u>

See accompanying independent auditors' report and notes.

(Continued)

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
STATEMENT OF ACTIVITIES (Continued)
 For the Years Ended June 30, 2011 and 2010

	June 30, 2010			
	<u>Expenses</u>	<u>Revenues</u>		<u>Net (Expense)</u>
		<u>Operating</u>	<u>Capital</u>	<u>Revenue and</u>
		<u>Grants and</u>	<u>Grants and</u>	<u>Changes</u>
		<u>Contributions</u>	<u>Contributions</u>	<u>Net Assets</u>
				<u>Governmental</u>
				<u>Activities</u>
Function/ Programs				
Governmental Activities:				
General and Administrative	\$ 301,681	\$ 283,285	\$ -	\$ (18,396)
Depreciation	<u>1,586</u>	<u>-</u>	<u>-</u>	<u>(1,586)</u>
Totals	<u>\$ 303,267</u>	<u>\$ 283,285</u>	<u>\$ -</u>	<u>(19,982)</u>
General Revenues:				
In-kind Revenues - Donated				9,000
Facilities				<u>807</u>
Interest earned				<u>9,807</u>
Total General Revenues				<u>(10,175)</u>
Change in net assets				<u>90,970</u>
Net Assets – Beginning				<u>\$ 80,795</u>
Net Assets – Ending				<u>80,795</u>

See accompanying independent auditors' report and notes.

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.
Loudon County, Tennessee

FUND FINANCIAL STATEMENTS

June 30, 2011 and 2010

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.
Loudon County, Tennessee
GOVERNMENTAL FUNDS
BALANCE SHEET
For the Years Ended June 30, 2011 and 2010

<u>ASSETS</u>	2011 <u>General</u>	2010 <u>General</u>
Cash in bank.....	\$ 36,027	\$ 34,943
Certificates of Deposit.....	53,298	53,180
Accounts receivable.....	<u>11,892</u>	<u>9,997</u>
 Total Assets	 <u>\$ 101,217</u>	 <u>\$ 98,120</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
Liabilities:		
Accounts payable	\$ 6,728	\$ 4,755
Compensated absences.....	<u>15,000</u>	<u>15,000</u>
 Total Liabilities	 <u>21,728</u>	 <u>19,755</u>
Fund Balance:		
Assigned	23,708	25,471
Unassigned.....	<u>55,781</u>	<u>52,894</u>
 Total Fund Balance	 <u>79,489</u>	 <u>78,365</u>
 Total Liabilities and Fund Balance	 <u>\$ 101,217</u>	 <u>\$ 98,120</u>

See accompanying independent auditors' report and notes.

LOUDON COUNTY ECONOMIC AND DEVELOPMENT AGENCY, INC.
 Loudon County, Tennessee
**RECONCILITATION OF THE BALANCE SHEET
 TO THE STATEMENT OF NET ASSETS**
 For the Years Ended June 30, 2011 and 2010

	<u>2011</u>	<u>2010</u>
Fund balances – total governmental funds	\$ 79,489	\$ 78,365
Amounts reported for the governmental activities in the statement of net assets are different because:		
Capital assets, used in governmental activities are not financial resources and, therefore, are not reported in the funds.	1,488	2,430
Net assets of governmental activities	\$ 80,977	\$ 80,795

See accompanying independent auditors' report and notes.

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee

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

GOVERNMENT FUNDS

For the Fiscal Years Ended June 30, 2011 and 2010

	<u>2011</u> <u>General</u>	<u>2010</u> <u>General</u>
Revenues:		
Government contributions.....	\$ 219,628	\$ 215,428
Grants	78,105	67,857
In-kind Revenues – Donated Facilities.....	9,000	9,000
Interest.....	<u>205</u>	<u>807</u>
Total Revenues	<u>306,938</u>	<u>293,092</u>
Expenditures:		
General and administrative.....	305,814	301,682
Capital Outlay	<u>-</u>	<u>459</u>
Total Expenditures	<u>305,814</u>	<u>302,141</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>1,124</u>	<u>(9,049)</u>
Fund Balance – July 1 st	<u>78,365</u>	<u>87,414</u>
Fund Balance – June 30 th	<u>\$ 79,489</u>	<u>\$ 78,365</u>

See accompanying independent auditors' report and notes.

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.
 Loudon County, Tennessee
**RECONCILITATION OF THE STATEMENT OF REVENUES,
 EXPENDITURES AND CHANGES IN FUND BALANCE
 TO THE STATEMENT OF ACTIVITIES**
 For the Years Ended June 30, 2011 and 2010

	<u>2011</u>	<u>2010</u>
Net change in fund balances – total governmental fund	\$ 1,124	\$ (9,049)
Amounts reported for the governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation.(1).....		
	(942)	(1,126)
Changes in net assets of governmental activities.....	\$ 182	\$ (10,175)

(1)	Capital Outlay	\$ -
	Depreciation	942
		\$ (942)

See accompanying independent auditors' report and notes.

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.
Loudon County, Tennessee

GENERAL FUND

June 30, 2011 and 2010

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee

GENERAL FUND

**STATEMENT OF REVENUES AND EXPENDITURES -
COMPARED TO BUDGET**

For the Fiscal Years Ended June 30, 2011 and 2010

<u>Account Description</u>	<u>June 30, 2011</u>		
	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable) Variance</u>
Recurring			
Loudon County	\$ 148,429	\$ 149,829	\$ 1,400
City of Loudon	32,961	34,361	1,400
City of Lenoir City	29,945	31,345	1,400
Lenoir City Industrial Committee of 100	4,093	4,093	-
In-kind Revenue – Donated Facilities	9,000	9,000	-
Interest Income	1,000	205	(795)
Non-Recurring			
Grant revenue	<u>90,000</u>	<u>78,105</u>	<u>(11,895)</u>
Total Revenues	<u>315,428</u>	<u>306,938</u>	<u>(8,490)</u>
General government			
Auto and travel	3,500	2,797	703
Communication	6,500	5,755	745
Conferences and training	2,000	184	1,816
Dues and Subscriptions	900	831	69
Insurance	6,000	5,581	419
Legal and accounting fees	1,000	4,232	(3,232)
Meetings	1,500	1,568	(68)
Miscellaneous	1,000	399	601
Office equipment	4,700	5,020	(320)
Office Supplies	3,000	2,929	71
Payroll - Salaries	160,055	160,129	(74)
Payroll – Taxes	17,946	13,147	4,799
Payroll – Insurance /Retirement	14,898	12,825	2,073
Postage	500	217	283
Prospects and marketing	9,000	2,307	6,693
Rent	9,000	9,000	-
Utilities and maintenance	6,400	3,188	3,212
Website development	3,000	501	2,499
Innovation Valley Program	<u>90,000</u>	<u>75,204</u>	<u>14,796</u>
Total Expenditures	<u>340,899</u>	<u>305,814</u>	<u>35,085</u>
Excess (Deficiency) of Revenues Over Expenditures before Capital Outlay	(25,471)	1,124	26,595
Less: Capital Outlay	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues Over Expenditures after Capital Outlay	(25,471)	1,124	26,595
Fund Balance - Beginning of Fiscal Year	<u>78,365</u>	<u>78,365</u>	<u>-</u>
Fund Balance - End of Fiscal Year	<u>\$ 52,894</u>	<u>\$ 79,489</u>	<u>\$ 26,595</u>

See accompanying independent auditors' report and notes.

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee

GENERAL FUND

**STATEMENT OF REVENUES AND EXPENDITURES -
COMPARED TO BUDGET**

For the Fiscal Years Ended June 30, 2011 and 2010

	June 30, 2010			
<u>Account Description</u>	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable) Variance</u>
Recurring				
Loudon County	\$ 148,429	\$ 148,429	\$ 148,429	\$ -
City of Loudon	32,961	32,961	32,961	-
City of Lenoir City	29,945	29,945	29,945	-
Lenoir City Industrial Committee of 100	4,093	4,093	4,093	-
In-kind Revenue – Donated Facilities	9,000	9,000	9,000	-
Interest Income	1,000	1,000	807	(193)
Non-Recurring				
Grant revenue	<u>16,813</u>	<u>103,223</u>	<u>67,857</u>	<u>(35,366)</u>
Total Revenues	<u>242,241</u>	<u>328,651</u>	<u>293,092</u>	<u>(35,559)</u>
General government				
Auto and travel	3,500	3,500	1,854	1,646
Communication	6,000	6,500	5,845	655
Conferences and Training	2,500	2,500	481	2,019
Dues and Subscriptions	900	900	851	49
Insurance	6,000	6,000	5,714	286
Legal Fees	1,000	1,000	-	1,000
Meetings	2,500	2,500	1,170	1,330
Miscellaneous	1,000	1,000	-	1,000
Office Equipment	3,000	4,700	3,743	957
Office Supplies	3,000	3,400	2,299	1,101
Payroll - Salaries	156,958	156,958	156,554	404
Payroll – Taxes	17,500	17,500	13,869	3,631
Payroll – Insurance /Retirement	11,633	11,633	10,969	664
Postage	750	750	304	446
Prospects and marketing	10,000	10,000	2,104	7,896
Rent	9,000	9,000	9,000	-
Utilities and maintenance	3,500	6,400	5,607	793
Website development	3,500	3,500	867	2,633
Innovation Valley Program	<u>-</u>	<u>80,910</u>	<u>80,910</u>	<u>-</u>
Total Expenditures	<u>242,241</u>	<u>328,651</u>	<u>302,141</u>	<u>26,510</u>
Excess (Deficiency) of Revenues Over				
Expenditures before Capital Outlay	-	-	(9,049)	(9,049)
Less: Capital Outlay	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues Over				
Expenditures after Capital Outlay	-	-	(9,049)	(9,049)
Fund Balance - Beginning of Fiscal Year	<u>38,195</u>	<u>38,973</u>	<u>87,414</u>	<u>48,441</u>
Fund Balance - End of Fiscal Year	<u>\$ 38,195</u>	<u>\$ 38,973</u>	<u>\$ 78,365</u>	<u>\$ 39,392</u>

See accompanying independent auditors' report and notes.

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
NOTES TO FINANCIAL STATEMENTS
June 30, 2011 and 2010

NOTE 1 – GENERAL INFORMATION:

The Loudon County Economic Development Agency, Inc. was originally created on May 24, 1965, as the Loudon County Industrial Commission, Inc. and later chartered as a private non-profit organization under the Tennessee's Secretary of State on August 9, 1985 as Loudon County Industrial Committee of 100, Inc. On April 25, 2000, the Board approved a change in name, membership and expansion of the organization's role as the Joint Economic and Community Development Board under Public Chapter 1101. Under this role, the Agency is responsible for coordinating governmental and private industrial development and economic development activities in Loudon County. The Agency is governed by a eight-member board comprised of one member each from the three governments, and one member each representing the County Commission, Lenoir City Committee of 100 for Industrial Development, Inc., the Chamber of Commerce, Greenbelt Property Owner and one member appointed at-large. Each serves a two-to-four-year term. The Agency employs a President and staff to plan and coordinate the Agency's development activities. Financial support for the Agency is provided by Loudon County, City of Loudon, Lenoir City and Lenoir City Industrial Committee of 100.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

A. REPORTING ENTITY

The Agency is a joint venture between the three participating governments and acts as the Joint Economic and Community Development Board for those governments as permitted under Public Chapter 1101 and codified in Tennessee Code Annotated, Section 6-58-114. The Agency operates under its own by-laws.

B. BASIS OF PRESENTATION

Government – wide Financial Statements:

The Statement of Net Assets and Statement of Activities display information about the reporting entity as a whole. They include all funds of the reporting entity except for fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through intergovernmental revenues and other non-exchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

Fund Financial Statements:

Fund financial statements of the reporting entity are organized into funds, each of which is considered to be separate accounting entities. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets by providing a separate set of self-balancing accounts that constitute its liabilities, fund equity, revenues, and expenditure/expenses.

(Continued)

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
NOTES TO FINANCIAL STATEMENTS
June 30, 2011 and 2010

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

B. BASIS OF PRESENTATION (Continued)

Fund Financial Statements (Continued):

Funds are organized into three major categories: governmental, proprietary, and fiduciary. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the Agency or meets the following criteria:

- a. Total assets, liabilities, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type; and
- b. Total assets, liabilities, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least five percent of the corresponding total for all governmental and enterprise funds combined.
- c. Any fund which government officials believe is important. The Agency considers all funds as major funds.

The funds of the financial reporting entity are described below:

Governmental Funds

General Fund

The General Fund is the primary operating fund of the Agency and is always classified as a major fund. It is used to account for all activities except those legally or administratively required to be accounted for in other funds. There are no non-major funds.

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

Measurement Focus

On the government-wide Statement of Net Assets and the Statement of Activities, governmental activities are presented using the economic resources measurement focus as defined in item b. below.

In the fund financial statements, the “current financial resources” measurement focus or the “economic resources” measurement focus is used as appropriate:

All governmental funds utilize a “current financial resources” measurement focus. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.

(Continued)

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
NOTES TO FINANCIAL STATEMENTS
June 30, 2011 and 2010

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING (Continued)

Basis of Accounting

In the government-wide Statement of Net Assets and Statement of Activities, governmental activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under this modified accrual basis of accounting, revenues are recognized when “measurable and available.” Measurable means knowing or being able to reasonably estimate the amount. Available means collectively within the current period or within sixty days after year end. Expenditures (including capital outlay) are recorded when the related fund liability is incurred.

D. ASSETS, LIABILITIES, AND EQUITY

Cash and Certificates of Deposits

The Agency considers all highly liquid investments with an original maturity of three months or less, at date of acquisition, to be cash equivalents.

Certificates of deposits include time deposits in a bank with maturity dates ranging from nine to twelve months. Deposits are stated at fair value.

Capital Assets

Government-wide Statements

In the government-wide financial statements, depreciable capital assets, which include property and equipment, are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at their estimated fair value at the date of donation.

Depreciation of capital assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Assets. Depreciation is provided over the assets’ estimated useful lives using the straight-line method of depreciation. This range of estimated useful lives by type of assets is as follows:

Furniture and Equipment	03 – 04 years
Automobile	03 years

(Continued)

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
NOTES TO FINANCIAL STATEMENTS
June 30, 2011 and 2010

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

D. ASSETS, LIABILITIES, AND EQUITY (Continued)

Capital Assets (Continued)

Fund Financial Statements

In the fund financial statements, fixed assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

Equity Classifications

Government-wide Statements

Equity is classified as net assets and displayed in three components:

- a. Invested in capital assets, net – consists of capital assets including restricted capital assets, net of accumulated depreciation.
- b. Restricted net assets – consists of net assets with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation. There were no restricted net assets at June 30, 2011 and 2010.
- c. Unrestricted net assets – all other net assets that do not meet the definition of “restricted” or “invested in capital assets, net of related debt.”

Fund Statements

Governmental fund equity is classified as fund balance. During the year ended June 30, 2011, the agency implemented Governmental Accounting Standards Board (GASB) Statement 54, Fund Balance and Government Fund Type Definitions. Under this statement fund balances are classified into the following categories:

- a. Nonspendable fund balances comprise those amounts that are legally or contractually required to be maintained intact.
- b. Restricted fund balances comprise those amounts constrained to be used for a specific purpose by external parties, constitution provisions or enabling legislation.
- c. Committed fund balances comprise those amounts constrained by the government itself using its highest level of governing body using its highest level of authority.
- d. Assigned fund balances are amounts intended to be used for a specific purpose by the governing body through action other than the highest level of authority or an official expressly authorized by the governing body. This amount also includes amounts needed to balance the next fiscal year’s budget.
- e. Unassigned fund balances are any amounts other than those described above and are available for any purpose.

(Continued)

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
NOTES TO FINANCIAL STATEMENTS
June 30, 2011 and 2010

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

D. ASSETS, LIABILITIES, AND EQUITY (Continued)

Equity Classifications (Continued)

Fund Statements (Continued)

The Agency has no formal policy with regard to classifying expenditures among the various classifications. Thus, the default provision under GASB Statement 54 apply expenditures first to restricted resources, then to committed resources, then to assigned resources, and finally to unassigned resources. No agency official is granted the authority to assign fund balance. In addition, the agency has no formal policy with regard to stabilization funds.

Fund Balances at June 30, 2010 have been restated to conform to GASB Statement 54.

E. REVENUES, EXPENDITURES, AND EXPENSES

Revenues and Expenses

Revenues and expenses include all items not related to capital and related financing, non-capital financing, or investing activities.

Expenditures/Expenses

In the government-wide financial statements, expenses are classified by function for both governmental and business-type activities.

In the fund financial statements, expenditures are classified as follows:

Governmental Funds – By Character:	Current (further classified by function)
	Capital Outlay

In the fund financial statements, governmental funds report expenditures of financial resources.

F. BUDGETARY ACCOUNTING

The Director of the Agency submits an annual budget to the Agency Board. Budgets are used to monitor operations and are amended when original estimates appear inaccurate. Annual budgets, including any amendments, are approved by the eight-member Board prior to beginning a fiscal year. Budget appropriations lapse at the end of the fiscal year. The budgetary level of control is the major fund. The budget is adopted on a basis consistent with accounting principles generally accepted in the United States of America.

G. CONCENTRATION OF SUPPORT

The Agency is highly dependent on the funding by the three participating governmental entities which provided 70% and 74% of the Agency's support for the 2011 and 2010 fiscal years, respectively.

(Continued)

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.
Loudon County, Tennessee
NOTES TO FINANCIAL STATEMENTS
June 30, 2011 and 2010

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

H. DONATED FACILITIES

The Agency occupies office space owned by the City of Loudon free of charge. The Agency received the use of donated facilities for office space from the City of Loudon with an estimated fair value of \$9,000 for each of the years ended June 30, 2011 and 2010.

I. USE OF ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America 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 expense during the reporting period. Actual results could differ from those estimates.

NOTE 3 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY:

By its nature as a joint venture, the Agency is subject to various federal, state, and local laws and contractual regulations. An analysis of the Agency's compliance with significant laws and regulations and demonstration of its stewardship over the Agency's resources follows:

A. FUND ACCOUNTING REQUIREMENTS

The Agency complies with all state and local laws and regulations requiring the use of separate funds. There are no legally required funds used by the Agency.

B. DEPOSITS AND INVESTMENTS LAWS AND REGULATIONS

In accordance with state law, all deposits of monies in financial institutions must be federally insured or secured with acceptable collateral.

C. FUND EQUITY RESTRICTIONS

Deficit Prohibition

State of Tennessee Statutes prohibits the creation of a deficit fund balance in any individual fund. The Agency complied with this statute in all material respects for the years ended June 30, 2011 and 2010.

(Continued)

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
NOTES TO FINANCIAL STATEMENTS
 June 30, 2011 and 2010

NOTE 4 – CASH AND CERTIFICATES OF DEPOSITS:

Total cash and certificate of deposits at June 30, 2011 and 2010 are summarized as follows:

<u>Type</u>	<u>2011</u>	<u>2010</u>
Local financial institutions:		
Checking account.....	\$ 36,027	\$ 34,943
Certificate of Deposit -		
(.26% maturing 12/21/11).....	53,298	-
(1.8% maturing 07/24/10).....	-	53,181
	<u>53,298</u>	<u>53,181</u>
Total Cash and Certificate of Deposits	<u>\$ 89,325</u>	<u>\$ 88,124</u>

As of June 30, 2011 and 2010, total cash and certificates of deposit were held in one financial institution. Deposits are insured up to \$250,000 by the Federal Deposit Insurance Corporation.

NOTE 5 – RELATED PARTY AND AGENCY TRANSACTIONS:

The Agency bills individuals and collects lease payments for certain agricultural land leases on behalf of Loudon County and the City of Loudon. All lease payments are remitted to the appropriate governmental entity upon receipts. These amounts are not reflected in the financial statements. Amounts received and remitted for the years ended June 30, 2011 and 2010 totaled \$5,675 and \$5,675, respectively.

NOTE 6 – COMPENSATED ABSENCES:

The Agency’s policy for compensated absences is as follows:

- **Vacation** – Vacation is accrued based on years of service and earned on a fiscal year basis. Employees earn a prorata share of the annual leave each month and are vested in their vacation hours earned up to a maximum of 30 days. Employees may “carry over” into the next fiscal year any unused, accrued vacation hours up to a maximum of thirty (30) days. Vacation days accrued in excess of thirty (30) days after June 30 of each year will be converted to sick leave.
- **Sick Leave** - Employee sick leave is based on accumulated services and employment status and accumulates at the rate of 1 day per month. Employees may carry over accumulated unused sick leave with no maximum accrual limit. Unused, accrued sick leave hours may be credited to hours of service for purposes of determining eligibility for retirement benefits. However, employees are not paid for unused, accrued sick leave upon termination of employment; therefore, sick pay is not recorded as an expenditure until paid.

At June 30, 2011 and 2010 accrued compensated absences (recorded in accordance with Government Accounting Standards Board Statement No. 16) of \$15,000, to be funded from current resources, are reflected in the General Fund, and represent a current liability for vacation pay which has been earned but not taken by Agency employees.

(Continued)

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
NOTES TO FINANCIAL STATEMENTS
June 30, 2011 and 2010

NOTE 7 – EMPLOYEES’ RETIREMENT PLAN:

Plan Description

Employees of the Loudon County Economic Development Agency, Inc. (the “Agency”) are members of the Political Subdivision Pension Plan (PSP), an agent multiple-employer defined benefit pension plan administered by the Tennessee Consolidated Retirement System (TCRS). TCRS provides retirement benefits as well as death and disability benefits. Benefits are determined by a formula using member’s high five (5)-year average salary and years of service. Members become eligible to retire at the age of sixty (60) with five (5) years of service or at any age with thirty (30) years of service. A reduced retirement benefit is available to vested members at the age of fifty-five (55). Disability benefits are available to active members with five (5) years of service who become disabled and cannot engage in gainful employment. There is no service requirement for disability that is the result of an accident or injury occurring while the member was in the performance of duty. Members joining the system after July 1, 1979 become vested after five (5) years of service and members joining prior to July 1, 1979 were vested after four (4) years of service. Benefit provisions are established in state statute found in *Title 8, Chapter 34-37 of the Tennessee Code Annotated (TCA)*. State statutes are amended by the Tennessee General Assembly. Political subdivisions such as the Agency participate in the TCRS as individual entities and are liable for all costs associated with the operation and administration of their plan. Benefit improvements are not applicable to a political subdivision unless approved by the chief governing body.

The TCRS issues a publicly available financial report that includes financial statements and required supplementary information for the PSP. That report may be obtained by writing to Tennessee Treasury Department, Consolidated Retirement System, 10th Floor Andrew Jackson Building, Nashville, TN 37243-0230 or can be accessed at www.treasury.state.tn.us.

Funding Policy:

The Agency requires employees to contribute 5.0% of earnable compensation.

The Agency is required to contribute at an actuarially determined rate; the rate for the fiscal year ending June 30, 2011 was 3.37% of annual covered payroll. The contribution requirements of plan members are set by state statute. Contribution requirements for the Loudon County Economic Development Agency are established and may be amended by the TCRS Board of Trustees.

Annual Pension Cost:

For the year ended June 30, 2011, the Agency’s annual pension cost of \$5,608 to TCRS was equal to the Agency’s required and actual contributions. The required contribution was determined as part of the July 1, 2009 actuarial valuation using the frozen entry age actuarial cost method. Significant actuarial assumptions used in the valuation include (a) rate of return on investment of present and future assets of 7.5% a year compounded annually; (b) projected 3.0% annual rate of inflation; (c) projected salary increases of 4.75% (graded) annual rate (no explicit assumption is made regarding the portion attributable to the effects of inflation on salaries); (d) projected 3.5% annual increase in the Social Security wage base; and (e) projected post retirement increases of 2.5% annually. The actuarial value of assets was determined using techniques that smooth the effect of short-term volatility in the market value of equities over a ten (10)-year period. The Agency’s unfunded actuarial accrued liability is being

(Continued)

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
 NOTES TO FINANCIAL STATEMENTS
 June 30, 2011 and 2010

NOTE 7 – EMPLOYEES’ RETIREMENT PLAN (Continued):

Annual Pension Cost (Continued):

amortized as a level dollar amount on a closed basis. The remaining amortization period at July 1, 2009 was nineteen (19) years. An actuarial valuation was performed as of July 1, 2009 which established contribution rates effective July 1, 2010.

Trend Information

<u>Fiscal Year Ending</u>	<u>Annual Pension Cost(APC)</u>	<u>Percentage of APC Contributed</u>	<u>Net Pension Obligation</u>
6/30/11	\$ 5,608	100.00%	\$ -
6/30/10	4,652	100.00%	-
6/30/09	20,433	100.00%	-

Funded Status and Funding Progress

As of July 1, 2009, the most recent actuarial valuation date, the plan was 187.74% funded. The actuarial accrued liability for benefits was \$0.01 million, and the actuarial value of assets was \$0.2 million, resulting in an unfunded actuarial accrued liability (UAAL) of (\$0.1) million. The covered payroll (annual payroll of active employees covered by the plan) was \$0.10 million, and the ratio of the UAAL to the covered payroll was -70.42%.

The schedules of funding progress, presented as required supplementary information (RSI) following the notes to the financial statements, present multiyear trend information about whether the actuarial values of plan assets are increasing or decreasing over time relative to the AALs for benefits.

The annual required contribution (ARC) was calculated using the aggregate actuarial cost method. Since the aggregate actuarial cost method does not identify or separately amortize unfunded actuarial liabilities, information about funded status and funding progress has been prepared using the entry age actuarial cost method for that purpose, and this information is intended to serve as a surrogate for the funded status and funding progress of the plan.

(Dollar amounts in thousands)

<u>Actuarial Valuation Date</u>	<u>Actuarial Value of Plan Assets</u> (a)	<u>Actuarial Liability (AAL) -Entry Age</u> (b)	<u>Unfunded AAL (UAAL)</u> (b) – (a)	<u>Funded Ratio</u> (a/b)	<u>Covered Payroll</u> (c)	<u>UAAL as a Percentage of Covered Payroll</u> ((b-a)/c)
7/01/09	\$ 153	\$ 81	\$ (71)	187.74%	\$ 102	-70.42%
7/01/07	-	-	-	0.00%	-	0.00%

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
 NOTES TO FINANCIAL STATEMENTS
 June 30, 2011 and 2010

NOTE 8 – RISK FINANCING ACTIVITIES:

It is the policy of the Agency to purchase commercial insurance for the risks of losses to which it is exposed. These risks include general liability, property and casualty, worker’s compensation, and employee health and accident. Settled claims have not exceeded this commercial coverage in any of the past three (3) fiscal years.

NOTE 9 – LEASE:

In March 2010, the Agency leased a copy machine on a month-to-month basis. Monthly payments and usage are estimated at \$150 per month.

NOTE 10 – GRANT:

Innovation Valley, Inc. funds are used by the Loudon County Economic Development Agency for activities related to Innovation Valley’s goals and objectives. They are not used for the operating expenses of the Agency.

NOTE 11 – CAPITAL ASSETS:

A summary of capital assets and depreciation is as follows:

	2011			
	Balance <u>7/1/10</u>	Current <u>Additions</u>	Current <u>Retirements/ Reclassifications</u>	Balance <u>6/30/11</u>
<u>Depreciable Capital Assets:</u>				
Furniture and equipment	\$ 46,615	\$ -	\$ -	\$ 46,615
Automobile	<u>16,787</u>	<u>-</u>	<u>-</u>	<u>16,787</u>
Total Capital Assets	63,402	-	-	63,402
Less Accumulated Depreciation	<u>(60,972)</u>	<u>(942)</u>	<u>-</u>	<u>(61,914)</u>
Net Capital Assets	<u>\$ 2,430</u>	<u>\$ (942)</u>	<u>\$ -</u>	<u>\$ 1,488</u>
<u>Accumulated Depreciation:</u>				
Furniture and equipment	\$ 44,185	\$ 942	\$ -	\$ 45,127
Automobile	<u>16,787</u>	<u>-</u>	<u>-</u>	<u>16,787</u>
	<u>\$ 60,972</u>	<u>\$ 942</u>	<u>\$ -</u>	<u>\$ 61,914</u>

(Continued)

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
 NOTES TO FINANCIAL STATEMENTS
 June 30, 2011 and 2010

NOTE 11 – CAPITAL ASSETS (Continued):

	2010			
	Balance 7/1/09	Current Additions	Current Retirements/ Reclassifications	Balance 6/30/10
<u>Depreciable Capital Assets:</u>				
Furniture and equipment	\$ 46,155	\$ 460	\$ -	\$ 46,615
Automobile	16,787	-	-	16,787
Total Capital Assets	62,942	460	-	63,402
Less Accumulated Depreciation	(59,386)	(1,586)	-	(60,972)
Net Capital Assets	\$ 3,556	\$ (1,126)	\$ -	\$ 2,430
<u>Accumulated Depreciation:</u>				
Furniture and equipment	\$ 42,871	\$ 1,314	\$ -	\$ 44,185
Automobile	16,515	272	-	16,787
	\$ 59,386	\$ 1,586	\$ -	\$ 60,972

NOTE 12 – FUND BALANCES:

Assigned fund balances in the amount of \$23,708 and \$25,471 for the fiscal years ended June 30, 2011 and 2010 consist of amounts utilized to balance the subsequent year's budget. All other fund balances are unassigned.

NOTE 13 – SUBSEQUENT EVENT:

The date to which events occurring after June 30, 2010, the date of the most recent balance sheet, have been evaluated for possible adjustment to the financial statements or disclosures is September 15, 2011, which is the date on which the financial statements were issued.

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.
Loudon County, Tennessee

REQUIRED SUPPLEMENTARY INFORMATION

June 30, 2011

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee
 Schedule of Funding Progress
 June 30, 2011 and 2010

(Dollar amounts in thousands)

<u>Actuarial Valuation Date</u>	<u>Actuarial Value of Plan Assets</u> (a)	<u>Actuarial Liability (AAL) -Entry Age</u> (b)	<u>Unfunded AAL (UAAL)</u> (b) – (a)	<u>Funded Ratio</u> (a/b)	<u>Covered Payroll</u> (c)	<u>UAAL as a Percentage of Covered Payroll</u> ((b-a)/c)
7/01/09	\$ 153	\$ 81	\$ (71)	187.74%	\$ 102	-70.42%
7/01/07	-	-	-	0.00%	-	0.00%

The Governmental Accounting Standards Board (GASB) requires the plan to prepare the Schedule of Funding Progress using the entry age actuarial cost method. The requirement to present the Schedule of Funding Progress using the Entry Age actuarial cost method went into effect during the year of the 2007 actuarial valuation, therefore, only the two most recent valuations are presented.

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.
Loudon County, Tennessee

SUPPLEMENTAL SCHEDULES

June 30, 2011

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.
 Loudon County, Tennessee
CAPTIAL ASSETS USED IN GOVERNMENTAL ACTIVITIES
SCHEDULE OF GENERAL CAPITAL ASSETS
 June 30, 2011 and 2010

	<u>2011</u>	<u>2010</u>
Depreciable Capital Assets:		
Equipment	\$ <u>1,488</u>	\$ <u>2,430</u>
Investment in Capital Assets	\$ <u>1,488</u>	\$ <u>2,430</u>

See accompanying independent auditors' report and notes.

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee

SCHEDULE OF CHANGES IN CAPITAL ASSETS BY FUNCTION

For the Fiscal Year Ended June 30, 2011 and 2010

	2011 Capital Assets				2011 Accumulated Depreciation				Net Book Value
	Balance <u>7/1/11</u>	Current <u>Additions</u>	Current <u>Retirements</u>	Balance <u>6/30/11</u>	Balance <u>7/1/10</u>	Current <u>Additions</u>	Current <u>Retirement Reclassifications</u>	Balance <u>6/30/11</u>	
Furniture and Equipment	\$ 46,615	\$ -	\$ -	\$ 46,615	\$ 44,185	\$ 942	\$ -	\$ 45,127	\$ 1,488
Automobile	<u>16,787</u>	<u>-</u>	<u>-</u>	<u>16,787</u>	<u>16,787</u>	<u>-</u>	<u>-</u>	<u>16,787</u>	<u>-</u>
Totals	<u>\$ 63,402</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 63,402</u>	<u>\$ 60,972</u>	<u>\$ 942</u>	<u>\$ -</u>	<u>\$ 61,915</u>	<u>\$ 1,488</u>

	2010 Capital Assets				2010 Accumulated Depreciation				Net Book Value
	Balance <u>7/1/09</u>	Current <u>Additions</u>	Current <u>Retirements</u>	Balance <u>6/30/10</u>	Balance <u>7/1/09</u>	Current <u>Additions</u>	Current <u>Retirement Reclassifications</u>	Balance <u>6/30/10</u>	
Furniture and Equipment	\$ 46,155	\$ 460	\$ -	\$ 46,615	\$ 42,871	\$ 1,314	\$ -	\$ 44,185	\$ 2,430
Automobile	<u>16,787</u>	<u>-</u>	<u>-</u>	<u>16,787</u>	<u>16,515</u>	<u>272</u>	<u>-</u>	<u>16,787</u>	<u>-</u>
Totals	<u>\$ 62,942</u>	<u>\$ 460</u>	<u>\$ -</u>	<u>\$ 63,402</u>	<u>\$ 59,386</u>	<u>\$ 1,586</u>	<u>\$ -</u>	<u>\$ 60,972</u>	<u>\$ 2,430</u>

Current additions for each fiscal year are reflected as expenditures in the financial statements as follows:

	<u>2011</u>	<u>2010</u>
General Fund	<u>\$ -</u>	<u>\$ 460</u>

See accompanying independent auditors' report and notes.

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.

Loudon County, Tennessee

SCHEDULE OF INSURANCE IN FORCE

June 30, 2011

<u>Insurance Company/Agency</u>	<u>Policy Number</u>	<u>Period</u>	<u>Description</u>
Westfield Insurance Company	CWP 3-333-832	7-1-10 to 7-1-11	<p><u>Commercial Property</u> \$40,000 Building coverage at 80% co-insurance – 274 Blair Bend Road</p> <p>\$25,000 Contents coverage at 80% co-insurance – 274 Blair Bend Road</p> <p><u>General Liability</u> \$2,000,000 General Liability Limit \$1,000,000 Personal & Advertising Injury Limit \$1,000,000 Each Occurrence Limit \$100,000 Damage to rented premises \$5,000 Medical Expense Limit</p> <p><u>Automobile Liability</u> Actual Cash Value Comprehensive, \$250 deductible Actual Cash Value Collision, \$500 deductible \$1,000,000 Liability \$1,000,000 Uninsured Motorist \$5,000 Auto Medical Payments</p> <p><u>Crime</u> \$2,500 Employee Theft \$2,500 Forgery or Alteration \$5,000 Theft of Money and Securities \$5,000 Contents coverage at 80% Limits per occurrence</p>
St. Paul Travelers Bond/Travelers Casualty and Surety Company of America	104769276	7-1-10 to 7-1-11	\$1,000,000 Directors and Officers Liability; \$5,000 Retention \$1,000,000 Employment Practices Liability; \$5,000 Retention
Westfield Insurance Company	WCP4470468	7-1-10 to 7-1-11	Workers Compensation and Employers Liability \$500,000 policy limit

See accompanying independent auditors' report and notes.

LOUDON COUNTY ECONOMIC DEVELOPMENT AGENCY, INC.
Loudon County, Tennessee

REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLAINE AND OTHER MATTERS BASED ON
AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

June 30, 2011

Ingram Overholt & Bean, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

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September 15, 2011

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*

Director of Loudon County
Economic Development Agency, Inc.
Loudon County, Tennessee

We have audited the financial statements of the governmental activities and the major fund of the Loudon County Economic Development Agency, Inc. as of and for the years ended June 30, 2011 and 2010, which collectively comprises the Agency's basic financial statements and have issued our report thereon dated September 15, 2011. We conducted our audits 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 audits, we considered the Agency's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over financial reporting.

A deficiency in internal control 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 material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters, 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*.

This report is intended solely for the information and use of the governing body, Agency's management, and the State of Tennessee and is not intended to be and should not be used by anyone other than these specified parties.

Ingram, Overholt & Bean, PC