

**CITY OF SEABROOK, TEXAS  
COMPREHENSIVE ANNUAL  
FINANCIAL REPORT  
Year Ended September 30, 2008**



**Prepared By**  
**City Administration and the Finance and Accounting Office**

**Charles W. Pinto**  
City Manager

**Pamela J. Lab**  
Director of Finance



**CITY OF SEABROOK, TEXAS**  
**COMPREHENSIVE ANNUAL FINANCIAL REPORT**  
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## **INTRODUCTORY SECTION**





April 21, 2009

To the Honorable Mayor,  
Members of City Council, and  
Citizens of the City of Seabrook, Texas:

The City of Seabrook, Texas (the City), is required to publish each year a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the Comprehensive Annual Financial Report of the City of Seabrook for the fiscal year ended September 30, 2008.

This report consists of management's representations concerning the finances of the City and deems the enclosed data to be accurate in all material respects and reported in a manner designed to present fairly the financial position and results of operations of all City activities and funds. Therefore, management assumes full responsibility for the completeness and reliability of all information presented in this report. The City also acknowledges all disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

The City's financial statements have been audited by Null Lairson, P.C., a firm of licensed public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2008, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial presentation. The independent auditor concluded, based on the audit, that there was a reasonable basis for rendering an unqualified opinion that the financial statements for the year ended September 30, 2008 are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

As required by GAAP, management has provided a narrative introduction, overview, and analysis to accompany the basic financial statement in the form of Management's Discussion and Analysis (MD&A). The letter of transmittal is designed to complement the MD&A, and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

## **Profile of the Government**

The City of Seabrook, incorporated in 1961, is in southeastern Harris County and is located in the Clear Lake area which is approximately 25 miles southeast of Houston. The City is surrounded by Galveston Bay to the east, Clear Lake to the south, and the cities of Pasadena, El Lago and Taylor Lake Village to the north and west.

The City of Seabrook is a home-rule city and has adopted a Council-Manager form of government. The City Council is comprised of a mayor and six council members. The Mayor and Council Members are elected at large to serve three-year terms. The City Manager is appointed by the City Council and is responsible for implementation of City Council's policies and all day-to-day operations of the City.

A full range of municipal services is provided by the City of Seabrook including police and fire protection; emergency medical services; solid waste; water and wastewater utilities; public improvements; repair and maintenance of infrastructure; recreational and community activities; planning and zoning; and general administrative services.

As an independent political subdivision of the State of Texas, the City is considered a primary government. Pursuant to standards established by the Governmental Accounting Standards Board (GASB), the City reports for all funds for which the City, as a primary government, is financially accountable. As such, this report includes financial activities of two component units as follows: The Seabrook Economic Development Corporation was created by the City in 1992 under the Texas Development Corporation Act of 1979 for the purpose of promoting, assisting and enhancing economic and related development activities on behalf of the City. The Seabrook Crime Control and Prevention District was created under the authority granted by Chapter 363 of the Texas Local Government Code and Section 323.105 of the Texas Tax Code for the purpose of strengthening and enhancing crime control activities of the City.

## **Local Economy**

The Clear Lake Area, of which Seabrook is a part, is home to NASA's Johnson Space Center and is known to be the third largest boating center in the United States. The regional economy is very diverse and not driven by just one or two industries. Everything from tourism, boating and recreation industries to aerospace, petrochemical and biomedical facilities can be found in the immediate Clear Lake Area. The Port of Houston's Bayport Cruise Terminal which lies just north of the City opening 2008, will bring tourists and related industries to the City.

The City of Seabrook continues to have a strong economic position as part of the greater Clear Lake area. The City recently completed a redevelopment plan for the South Seabrook Marine District and Seabrook waterfront areas. As part of implementing this plan, the City has initiated an aggressive redevelopment strategy for its waterfront commercial district, known locally as "The Point." The strategy involves the raising of Waterfront Drive along with improved drainage, lighting and landscaping. The Council is currently developing architectural design standards for this area. As "The Point" is directly across Clear Creek from the Kemah Boardwalk, it is anticipated this will go a long way to strengthen local tourism and expand Seabrook's tax base.

The Seabrook Economic Development Corporation, (EDC) stands ready to assist local development with incentives. This was illustrated recently when the EDC made a short-term loan to a developer for the construction of the 84-room Spring Hill Marriott which is currently being constructed just off NASA Parkway. Incentive packages and programs are being developed to encourage quality waterfront development with public access and views, and at the same time create a diversified tax base and income for the City.



## Long-Term Financial Planning

The City of Seabrook adopts a one-year budget, including a five-year capital improvement program. The budget process includes review of the City's long-term financial plan by updating projected revenues, operating expenditures and capital needs for the ensuing five years. Based on this forecast the City will be able to accomplish the following:

- Fund existing services at current service levels
- Maintain healthy fund balances that meet policy requirements
- Meet current and future debt service obligations
- Provide for adequate maintenance of capital and equipment and for their orderly replacement
- Pay for current expenditures with current revenues and available cash reserves

The City completed its utility rate study and implemented a new rate structure, complying with AWWA standards in January, 2006. As part of the study the City developed a five-year rate plan to meet current and future obligations. The rate plan and current and future needs are reviewed each year allowing the City to set rates that will fully support the utility operations and future capital and debt obligations while at the same time minimizing the impact to the citizens.

The City has maintained a strong bond rating as a result of its prudent fiscal policies.

## Major Initiatives

In January 2008, the City issued its third and final phase of a bond program that was approved by voters in 2002. \$4.335 million in G.O. bonds and \$1.612 million in Water and Sewer bonds was sold. The funds will be used for the following projects:

**Repsdorff Road** - Harris County has partnered with the City of Seabrook to make major improvements to the city's roadway network. This \$15.9 million project includes the widening of Repsdorff Road from Nasa Parkway north to connect to Lakeside Drive which will be extended from its current terminus. The two improved roads will meet at a traffic circle. These improvements will also greatly improve the SH 146/Repsdorff Road intersection from two to five traffic lanes and will provide ample access to a recently zoned commercial tract that encompasses the traffic circle.

**Evelyn Meador Library** - Harris County has again partnered with the City of Seabrook to expand the county library located in the City of Seabrook. \$1.299 million in GO bonds will be issued for this purpose. Construction is set to begin this summer.

**Fire Safety** – In 2006, the City completed construction of its \$2.6 million fire station and training facility. As of 2007 \$1.3 million has been spent purchasing fire trucks and equipment. The final phase of bonds to was issued to purchase an additional \$1.8 million in fire safety vehicles and equipment including Seabrook's first ladder truck.

In January 2008, the City also issued \$2.5 million in GO bonds to purchase approximately 8 acres of land which had been approved by the voters in November 2007. The property which is on Galveston Bay borders Pine Gully Park on the north and includes a hacienda-style main house, a small cottage and extensive gardens. Future plans include developing this expansion of the park system as a potential venue for weddings, conferences, exhibitions or a nature or visitor center.

The Port of Houston Authority has completed a cruise ship terminal at their Bayport facility just to the north of Seabrook. The planned access road for this terminal is an eastward extension of Red Bluff Road where it intersects State Highway 146. Recent rezoning in this area made possible the construction of an 86-room Comfort Suites hotel, Shell service station with an adjoining fast food restaurant and 12,000

square foot retail shopping center. These will capitalize on anticipated traffic resulting from the cruise terminal and the increasing traffic on SH 146.

Other recent development in Seabrook includes the construction of a Sam's Boat restaurant on the Clear Lake waterfront and the complete build-out of the Lakeside Shopping Center. The Center now hosts two restaurants, two salons, a credit union, a martial arts studio, a gym and a gift shop.

### **Certificate of Achievement**

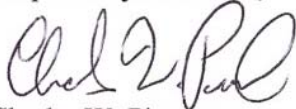
The City of Seabrook received the Government Finance Officers Association of the United States and Canada (GFOA) Certificate of Achievement for Excellence in Financial Reporting for its Comprehensive Annual Financial Report for the year ended September 30, 2007. This was the 27<sup>th</sup> consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized comprehensive annual financial report, whose contents conform to program standards. Such reports must satisfy both generally accepted accounting standards and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report conforms to the Certificate of Achievement Program requirements, and we are submitting it to GFOA to determine its eligibility for an award.

### **Acknowledgments**

The preparation of this report was accomplished with the efficient and dedicated services of the entire staff of the Finance Department. We would like to express our appreciation to all members of the departments who assisted and contributed to its preparation. We would also like to thank the Mayor, members of the City Council, and the City Manager for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,



Charles W. Pinto  
City Manager



Pamela J. Lab  
Director of Finance

# Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Seabrook  
Texas

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended  
September 30, 2007

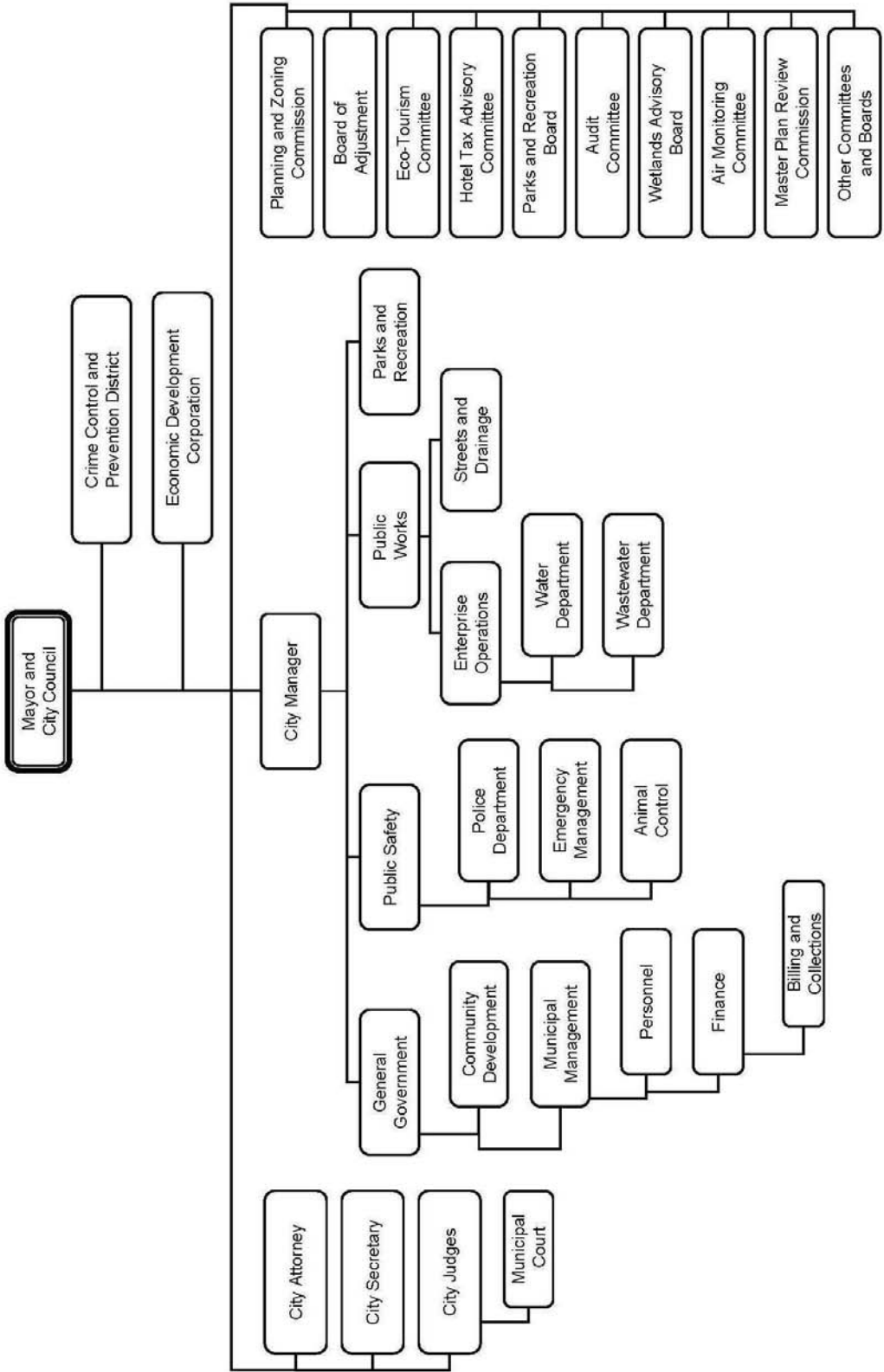
A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



President

Executive Director

City of Seabrook, Texas  
 ORGANIZATIONAL CHART  
 September 30, 2008



**CITY OF SEABROOK, TEXAS**  
**LIST OF ELECTED AND APPOINTED OFFICIALS**  
*For the year ended September 30, 2008*

<b>Elected Officials</b>	<b>Position</b>	<b>Term Expires May</b>
Gary Renola	Mayor	05/2011
Kim Morrell	Council Member - Position One	05/2009
Garry Mack	Council Member - Position Two/	05/2011
Paul Dunphey	Council Member - Position Three/Mayor Pro Tem	05/2009
Don Holbrook	Council Member - Position Four	05/2011
Tom Diegelman	Council Member - Position Five	05/2009
Laura Davis	Council Member - Position Six	05/2011
<b>City Management</b>	<b>Position</b>	
Charles Pinto	City Manager	
Nona Holomon	Director of Public Safety	
Arturo Chairez	Director of Public Services	
Michele Glaser	City Secretary	
Joe Pirtle	Municipal Judge	
Pam Lab	Director of Finance	



## **FINANCIAL SECTION**





### *Independent Auditors' Report*

To the Honorable Mayor and  
Members of City Council  
City of Seabrook, Texas

We have audited the accompanying financial statements of the governmental activities, business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Seabrook, Texas (the "City") as of and for the year ended September 30, 2007, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of City management. 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 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 opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City as of September 30, 2008, and the respective changes in financial position and cash flows, where applicable, thereof 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 April 20, 2009 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions or laws, regulations, contracts, and grants agreements and other matters. The purpose of that report is to describe the scope of our testing of internal 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, which has been issued separately from this document, is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

The management's discussion and analysis on pages 3 through 11 as well as the budgetary comparison and pension system supplementary information on pages 47 through 49 are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. 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.

To the Honorable Mayor and  
Members of City Council  
City of Seabrook, Texas  
Page 2

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund financial information and statistical tables are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual fund financial information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. The introductory section and statistical tables have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on them.

A handwritten signature in black ink that reads "Mull & Laism, P.C." in a cursive, flowing script.

Houston, Texas  
April 20, 2009

**CITY OF SEABROOK, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

As management of the City of Seabrook (the "City"), we offer the readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2008. It should be read in conjunction with the accompanying letter of transmittal and the accompanying basic financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The discussion and analysis serves as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, 3) notes to the financial statements and required supplementary information. 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 City's finances, in a manner similar to a private-sector business.

The statement of net assets presents information on all of the City'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 the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net assets changed during the most recent 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. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through their user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, highways and streets, sanitation, community development and culture and recreation. The business-type activities of the City consist of a utility enterprise fund.

The government-wide financial statements include not only the City of Seabrook, itself (known as the primary government), but also a legally separate component unit the Economic Development Corporation for which the City of Seabrook is financially accountable. Financial information for the component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 15 through 17 of this report.

**Fund Financial Statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories - governmental and proprietary - and utilize different accounting approaches.

**CITY OF SEABROOK, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

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

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

The City maintains seven individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the general, debt service and capital projects funds, which are considered to be major funds. Data from the other four governmental funds are combined into a single, aggregated presentation.

The City adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 18 through 21 of this report.

**Proprietary Funds.** The City charges customers for the services it provides, whether to outside customers or to other units within the City. These services are generally reported in proprietary funds.

The City maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses an enterprise fund to account for its Utility operations (water, sewer and sanitation). Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses an internal service fund to account for fleet and equipment replacement which is later charged to the individual funds.

The basic proprietary fund financial statements can be found on pages 22 through 24 of this report.

**Notes to the Financial Statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 25 through 44 of this report.

**Other Information.** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligation to provide pension benefits to its employees and general fund budgetary comparisons. Required supplementary information can be found on pages 47 through 49 of the City's Comprehensive Annual Financial Report.

**CITY OF SEABROOK, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

The combining statements referred to earlier in connection with nonmajor governmental funds and internal service funds are presented immediately following the required supplementary information on pensions. Combining and individual fund statements and supporting schedules can be found beginning on pages 52 through 53 of the City's Comprehensive Annual Financial Report.

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted earlier, net assets may serve over time as a useful indicator of the City's financial position. For the City of Seabrook, assets exceed liabilities by \$25.2 million as of September 30, 2008, in the primary government as follows:

**CONDENSED SCHEDULE OF NET ASSETS**

*September 30, 2008 and 2007*

*Amounts in (000's)*

	Governmental Activities		Business-type Activities		Totals	
	2008	2007	2008	2007	2008	2007
Current and other assets	\$ 10,384	\$ 9,762	\$ 6,764	\$ 6,065	\$ 17,148	\$ 15,827
Capital assets	24,111	21,334	11,549	9,515	35,660	30,849
<b>Total Assets</b>	<b>34,495</b>	<b>31,096</b>	<b>18,313</b>	<b>15,580</b>	<b>52,808</b>	<b>46,676</b>
Other liabilities	1,586	402	915	513	2,501	915
Long-term liabilities outstanding	18,899	12,241	6,194	4,881	25,093	17,122
<b>Total Liabilities</b>	<b>20,485</b>	<b>12,643</b>	<b>7,109</b>	<b>5,394</b>	<b>27,594</b>	<b>18,037</b>
Net assets:						
Invested in capital assets, nets of related debt	8,213	13,391	6,146	5,013	14,359	18,404
Restricted	2,695	2,427	1,973	2,598	4,668	5,025
Unrestricted	3,102	2,635	3,085	2,575	6,187	5,210
<b>Total Net Assets</b>	<b>\$ 14,010</b>	<b>\$ 18,453</b>	<b>\$ 11,204</b>	<b>\$ 10,186</b>	<b>\$ 25,214</b>	<b>\$ 28,639</b>

A large portion of the City's net assets (57%) reflects its investments in capital assets (e.g., land, city hall, emergency services equipment, fleet equipment, parks, streets and drainage systems, as well as the public works facilities), less any debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities. The decrease in this category is primarily due to new debt being issued for the Repsdorff Road project.

A portion of the City's net assets, \$4.7 million or 19%, represents resources that are subject to external restriction on how they may be used. The remaining balance is unrestricted net assets, \$6.2 million or 25%, and may be used to meet the City's ongoing obligations to residents and creditors. Both of these categories remained relatively stable compared to the prior year.

**CITY OF SEABROOK, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

The following table summarizes the changes in net assets for the City for the years ended September 30, 2008 and 2007.

**CONDENSED SCHEDULE OF CHANGES IN NET ASSETS**

*For the Years Ended September 30, 2008 and 2007*

*Amounts in (000's)*

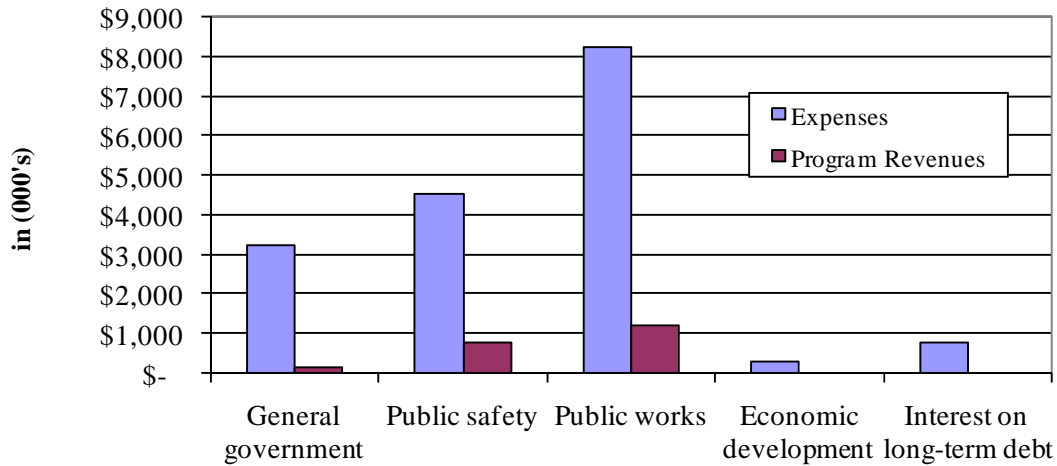
	Governmental Activities		Business-type Activities		Totals	
	2008	2007	2008	2007	2008	2007
Revenues						
Program revenues:						
Charges for services	\$ 1,044	\$ 916	\$ 5,462	\$ 4,829	\$ 6,506	\$ 5,745
Operating grants and contributions	1,088	82			1,088	82
Capital grants and contributions			430	625	430	625
General revenue						
Property taxes	4,663	4,475			4,663	4,475
Other taxes	3,512	3,118			3,512	3,118
Investment income	341	489	176	271	517	760
Other	789	269			789	269
<b>Total Revenues</b>	<b>11,437</b>	<b>9,349</b>	<b>6,068</b>	<b>5,725</b>	<b>17,505</b>	<b>15,074</b>
Expenses						
General government	3,224	3,098			3,224	3,098
Public safety	4,523	3,834			4,523	3,834
Public works	8,244	1,982			8,244	1,982
Economic development	303	307			303	307
Interest on long-term debt	768	522			768	522
Utilities			3,869	3,598	3,869	3,598
<b>Total Expenses</b>	<b>17,062</b>	<b>9,743</b>	<b>3,869</b>	<b>3,598</b>	<b>20,931</b>	<b>13,341</b>
Increase (decrease) in net assets before transfers	(5,625)	(394)	2,199	2,127	(3,426)	1,733
Transfers	1,181	1,354	(1,181)	(1,354)		
Increase (decrease) in net assets	(4,444)	960	1,018	773	(3,426)	1,733
Net assets - beginning	18,453	17,475	10,186	9,413	28,639	26,889
<b>Net assets - ending</b>	<b>\$ 14,009</b>	<b>\$ 18,453</b>	<b>\$ 11,204</b>	<b>\$ 10,186</b>	<b>\$ 25,213</b>	<b>\$ 28,639</b>

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net assets, both for the government as a whole, as well as for its separate governmental and business-type activities.

**CITY OF SEABROOK, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

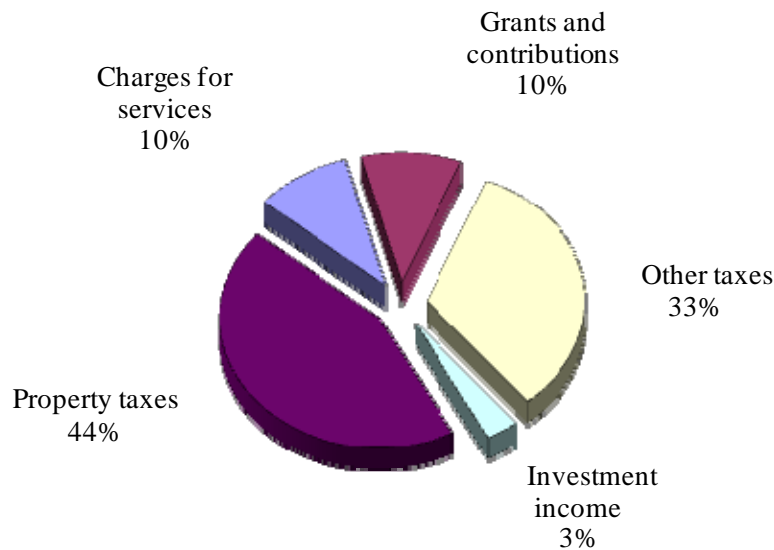
**Governmental Activities.** Governmental activities decreased the City's net assets by approximately \$4.4 million primarily due to a payment to Harris County for improvements to Repsdorph Road. A comparison of program expenses to program revenues and revenues by source for governmental activities follows:

**Expenses and Program Revenues - Governmental Activities**



Revenue sources for governmental activities were distributed as follows:

**Revenues by Source - Governmental Activities**



For the year ended September 30, 2008, revenues without transfers in the governmental activities totaled \$11.4 million. This represents an increase of approximately \$2 million or 21.4%. The increase is mostly related to additional property taxes collections of almost \$400,000 or 9.7% as the overall Houston metropolitan area has continue to experience growth in assessed property values. Additionally, the City's reimbursements for storm related expenses as a result of Hurricane Ike sweeping through the Bay Area in the September 2008 increased revenues by approximately \$1.0 million.

**CITY OF SEABROOK, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

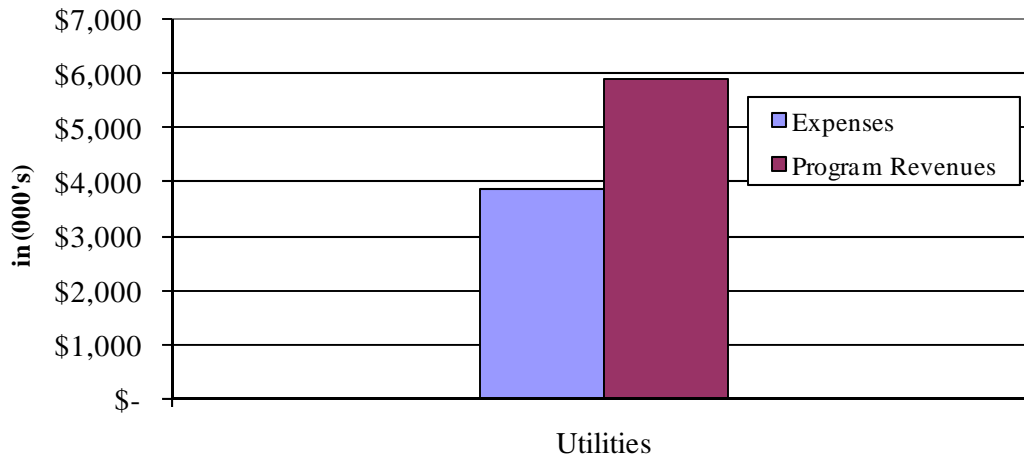
As previously noted, the large jump in public works expenses relates to a onetime payment to Harris county for improvements to Repsdorph Road.

Typically, public safety is the City's largest functional expense. This function encompasses expenses incurred throughout the year to provide public safety in the form of emergency management, police protection, animal control, and municipal court operations. Total expenses increased by \$689,000 or 18% from last year.

An increase in general government of \$1.5 million is attributed to hurricane related expenses of debris removal and water remediation.

**Business-type Activities.** The net assets of the City's business-type activities increased by \$698,000. This was a modest increase compared to previous year due to a cooler and wetter summer. A comparison between expenses and program revenues (charges for services) relating to Utility operations follows.

**Expenses and Program Revenues - Business-type Activities**



**Financial Analysis of the Government's Funds**

The City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$8.1 million, a decrease of \$714,000 from the prior year. This relatively stable fund balance reflects a \$1.1 million decrease in capital project balances due to ongoing construction projects offset by increases in the General, Debt Service and nonmajor Governmental Funds.

**Governmental Funds.** The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City'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.

The General fund is the chief operating fund of the City. At the end of the current fiscal year, unreserved fund balance of the general fund was \$2.7 million, an increase of approximately \$137,000 compared to last year. As a measure of the general fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures. Unreserved fund balance represents 29% of total general fund expenditures.



**CITY OF SEABROOK, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

Changes in the General Fund balance are a reflection of higher than expected sales tax revenues.

The Debt Service fund had a total fund balance of approximately \$1.6 million, all of which is reserved for the payment of debt service. The net increase in fund balance from the prior year of approximately \$57,000 was due to more revenues collected than debt service payments by the fund.

The Capital Projects Fund also experienced a decrease in fund balance in the amount of \$1.1 million. This was a planned decrease as the City utilized bond funds to construct and acquire various capital assets.

**Proprietary Funds.** The City's proprietary funds provide the same type of information found in the government-wide financial statements.

Unrestricted net assets of the Utility Enterprise fund at the end of the year amounted to approximately \$3.1 million and represents approximately 80% of annual operating expenses for the fund.

**General Fund Budgetary Highlights**

Actual revenues exceeded original and amended General Fund budgeted revenues by \$1.3 million, with sales tax revenue exceed projections by \$319,000 and intergovernmental revenues related to hurricane Ike exceeded projected revenues by approximately \$945,000.

Total expenditures exceeded appropriations by \$1.0 million due to unbudgeted emergency expenditures relating to hurricane Ike.

No significant budget amendments were made in to the General Fund during the 2008 fiscal year.

**CITY OF SEABROOK, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

**Capital Asset and Debt Administration**

**Capital Assets.** The City's investment in capital assets for its governmental and business type activities as of September 30, 2008 amounted to \$30.8 million (net of accumulated depreciation). This investment in capital assets includes land, buildings, roads, park facilities, water and wastewater plants and service lines, machinery and equipment, and construction in progress. The total increase in the City's investment in capital assets for the current fiscal year was approximately \$902,000. The following table shows capital asset activity for the 2008 fiscal year (in 000's):

	<b>Governmental Activities</b>		<b>Business-Type Activities</b>		<b>Totals</b>	
	<b>2008</b>	<b>2007</b>	<b>2008</b>	<b>2007</b>	<b>2008</b>	<b>2007</b>
Land	\$ 9,952	\$ 7,801	\$ 96	\$ 96	\$ 10,047	\$ 7,897
Construction in progress	564	6	867	45	1,431	51
Infrastructure	4,851	5,117	8,501	7,321	13,352	12,438
Buildings and improvements	6,144	6,111	1,597	1,658	7,742	7,769
Machinery and equipment	2,600	2,298	488	395	3,088	2,693
<b>Total Capital Assets</b>	<b>\$ 24,111</b>	<b>\$ 21,334</b>	<b>\$ 11,549</b>	<b>\$ 9,515</b>	<b>\$ 35,660</b>	<b>\$ 30,849</b>

Major capital asset events during the current year include the following:

- Purchase of a fire truck for \$638,261
- Land for Park and Recreation for \$2.1 million

Construction in progress at year-end represents ongoing projects; all is related to a street overlay project. Additional information on capital asset activity can be found in note 4 to the financial statements.

**Long-term Debt.** At the end of the current fiscal year, the City had total bonded debt outstanding of \$24.4 million. Of this amount, \$18.97 million is backed by the full faith and credit of the City, and the remainder represents revenue bonds secured solely by specified revenue sources.

The City's total debt increased by approximately \$7.7 million during the fiscal year. The key factor in this increase was the issuance of \$6.8 million in new general obligation bonds and \$1.6 million in new revenue bonds for water and sewer projects.

The City and its Utility Enterprise Fund debt has the following ratings:

<b>Debt Type</b>	<b>Moody's</b>	<b>Standard &amp; Poors</b>
General Obligation bonds	A3	AA-
Revenue bonds	Baa1	AA-

The City has no legal debt limit provision in its charter.

Additional information on long-term debt activity can be found in note 5 to the financial statements.

**CITY OF SEABROOK, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

**Economic Factors and Next Year's Budgets and Rates**

The City Council provided staff with their vision for the future of the City and specific policy guidance with which to propose the fiscal year 2009 Budget. The City's general fund revenue is principally made up of property taxes, sales taxes and franchise fees. The revenues projections for the budget are based on historical data, estimates from the finance department and individual department heads, but they have been projected conservatively.

The Seabrook City Council approved a General Fund budget of \$8.6 million budget for the 2009 fiscal year. The 2009 budget incorporated a tax rate decrease of \$. .031879 ( 5.14%) to \$. .588373 per \$100 of valuation.

Residential building permits and commercial building permits are expected to increase and is reflected in a \$50,000 increase in budgeted revenues.

**CONTACTING THE CITY'S FINANCIAL MANAGEMENT**

This financial report is designed to provide a general overview of the City of Seabrook's finances. Questions concerning this report or requests for additional financial information should be directed to Pamela Lab, Finance Director, City Hall, 1700 First Street, Seabrook, TX, 77586, telephone (281) 291-5677, or for general City information, visit the City's website at [www. ci.seabrook.tx.us](http://www.ci.seabrook.tx.us).

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## **BASIC FINANCIAL STATEMENTS**

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**CITY OF SEABROOK, TEXAS**  
**STATEMENT OF NET ASSETS**  
September 30, 2008

	<b>Primary Government</b>			<b>Component Unit</b>
	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>	<b>Seabrook Economic Development Corporation</b>
<b>Assets</b>				
Cash and equivalents	\$ 7,880,184	\$ 5,596,204	\$ 13,476,388	\$ 2,110,205
Receivables, net of allowance for uncollectibles	2,162,228	1,025,171	3,187,399	117,090
Deferred charges	341,100	142,897	483,997	20,220
<b>Capital assets:</b>				
Capital assets not subject to depreciation	10,515,494	962,853	11,478,347	
Capital assets, net of accumulated depreciation	13,595,454	10,586,457	24,181,911	
<b>Total Capital Assets</b>	<u>24,110,948</u>	<u>11,549,310</u>	<u>35,660,258</u>	
<b>Total Assets</b>	<u>34,494,460</u>	<u>18,313,582</u>	<u>52,808,042</u>	<u>2,247,515</u>
<b>Liabilities</b>				
Accounts payable and accrued liabilities	1,427,119	510,245	1,937,364	103,604
Accrued interest	38,813	30,973	69,786	6,070
Unearned revenues	2,968		2,968	
Customer deposits	116,511	374,276	490,787	
Long-term liabilities				
Due within one year	321,739	321,739	643,478	
Due in more than one year	18,577,569	5,872,647	24,450,216	867,728
<b>Total Liabilities</b>	<u>20,484,719</u>	<u>7,109,880</u>	<u>27,594,599</u>	<u>977,402</u>
<b>Net Assets</b>				
Invested in capital assets, net of related debt	8,212,584	6,146,398	14,358,982	
<b>Restricted for:</b>				
Capital projects		1,711,495	1,711,495	
Debt service	1,565,802	260,905	1,826,707	217,685
Public safety	399,565		399,565	
Tourism	729,882		729,882	
Unrestricted	3,101,908	3,084,904	6,186,812	1,052,428
<b>Total Net Assets</b>	<u>\$ 14,009,741</u>	<u>\$ 11,203,702</u>	<u>\$ 25,213,443</u>	<u>\$ 1,270,113</u>

See Notes to Financial Statements.

**CITY OF SEABROOK, TEXAS**  
**STATEMENT OF ACTIVITIES**  
*For the Year Ended September 30, 2008*

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenue</b>		
		<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>
<b>Primary government</b>				
Governmental Activities				
General government	\$ 3,223,608	\$	\$ 154,241	\$
Public safety	4,523,302	736,220	16,044	
Public works	8,243,979	307,962	917,583	
Economic development	302,712			
Interest on long-term debt	768,483			
<b>Total governmental activities</b>	<u>17,062,084</u>	<u>1,044,182</u>	<u>1,087,868</u>	
Business-type activities:				
Utilities	3,868,646	5,462,025		429,824
<b>Total business-type activities</b>	<u>3,868,646</u>	<u>5,462,025</u>		<u>429,824</u>
<b>Total primary government</b>	<u>\$ 20,930,730</u>	<u>\$ 6,506,207</u>	<u>\$ 1,087,868</u>	<u>\$ 429,824</u>
<b>Component Units</b>				
Seabrook Economic Development Corporation	\$ 431,569	\$	\$	\$
<b>Total component units</b>	<u>\$ 431,569</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>

**General revenues:**

**Taxes:**

Property taxes

Sales and use taxes

Franchise taxes

Unrestricted investment earnings

Miscellaneous

Transfers

**Total general revenues and transfers**

Change in net assets

**Net assets - beginning**

**Net assets - ending**

*See Notes to Financial Statements.*



**Net (Expense) Revenue and Changes in Net Assets**

<b>Primary Government</b>			<b>Component Unit</b>
<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>	<b>Seabrook Economic Development Corporation</b>
\$ (3,069,367)	\$	\$ (3,069,367)	
(3,771,038)		(3,771,038)	
(7,018,434)		(7,018,434)	
(302,712)		(302,712)	
(768,483)		(768,483)	
<u>(14,930,034)</u>		<u>(14,930,034)</u>	
	2,023,203	2,023,203	
	<u>2,023,203</u>	<u>2,023,203</u>	
<u>(14,930,034)</u>	<u>2,023,203</u>	<u>(12,906,831)</u>	
			\$ (431,569)
			<u>(431,569)</u>
4,663,052		4,663,052	
2,806,145		2,806,145	797,183
706,194		706,194	
341,808	175,165	516,973	62,178
788,499		788,499	
1,180,741	(1,180,741)		
<u>10,486,439</u>	<u>(1,005,576)</u>	<u>9,480,863</u>	<u>859,361</u>
(4,443,595)	1,017,627	(3,425,968)	427,792
<u>18,453,336</u>	<u>10,186,075</u>	<u>28,639,411</u>	<u>842,321</u>
<u>\$ 14,009,741</u>	<u>\$ 11,203,702</u>	<u>\$ 25,213,443</u>	<u>\$ 1,270,113</u>

**CITY OF SEABROOK, TEXAS**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**September 30, 2008**

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Other Governmental Funds</u>	<u>Total Governmental Funds</u>
<b>Assets</b>					
Cash and cash equivalents	\$ 2,445,262	\$ 1,606,982	\$ 2,756,898	\$ 1,005,800	\$ 7,814,942
Receivables, net of allowance for uncollectibles	1,894,800	89,454		177,974	2,162,228
<b>Total Assets</b>	<u>\$ 4,340,062</u>	<u>\$ 1,696,436</u>	<u>\$ 2,756,898</u>	<u>\$ 1,183,774</u>	<u>\$ 9,977,170</u>
 <b>Liabilities and Fund Balances</b>					
<b>Liabilities:</b>					
Accounts payable	\$ 1,300,169	\$	\$ 72,623	\$ 54,327	\$ 1,427,119
Deposits	116,511				116,511
Deferred revenue	232,322	91,821			324,143
<b>Total Liabilities</b>	<u>1,649,002</u>	<u>91,821</u>	<u>72,623</u>	<u>54,327</u>	<u>1,867,773</u>
 <b>Fund balances:</b>					
<b>Reserved for:</b>					
Debt service		1,604,615			1,604,615
Public safety				399,565	399,565
Public works				20,183	20,183
Economic development				709,699	709,699
<b>Unreserved, reported in:</b>					
General fund	2,691,060				2,691,060
Special revenue funds					
Capital projects funds			2,684,275		2,684,275
<b>Total fund balances</b>	<u>2,691,060</u>	<u>1,604,615</u>	<u>2,684,275</u>	<u>1,129,447</u>	<u>8,109,397</u>
<b>Total Liabilities and Fund Balances</b>	<u>\$ 4,340,062</u>	<u>\$ 1,696,436</u>	<u>\$ 2,756,898</u>	<u>\$ 1,183,774</u>	<u>\$ 9,977,170</u>

*See Notes to Financial Statements.*

**CITY OF SEABROOK, TEXAS**

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET ASSETS**

*September 30, 2008*

Total fund balance, governmental funds \$ 8,109,397

Amounts reported for governmental activities in the Statement of Net Assets are different because:

Capital assets used in governmental activities are not current financial resources and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Assets. 24,110,948

Certain other long-term assets (property taxes receivable and adjudicated court fines receivable) are not available to pay current period expenditures and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Assets. 321,175

Some liabilities, are not due and payable in the current period and are not included in the fund financial statement, but are included in the governmental activities of the Statement of Net Assets.

Bonds payable	(18,582,639)
Compensated absences	(316,669)
Accrued interest governmental activity debt	(38,813)
Deferred charges	341,100

The assets and liabilities of certain internal service funds are not included in the fund financial statement, but are included in the governmental activities of the Statement of Net Assets. 65,242

**Net Assets of Governmental Activities in the Statement of Net Assets** \$ 14,009,741

*See Notes to Financial Statements.*

**CITY OF SEABROOK, TEXAS**  
**STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
*For the Year Ended September 30, 2008*

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Other Governmental Funds</u>	<u>Total Governmental Funds</u>
<b>Revenues</b>					
Property taxes	\$3,548,996	\$1,130,988	\$	\$	\$4,679,984
Sales and use taxes	1,700,816			1,105,329	2,806,145
Franchise taxes	706,194				706,194
Licenses and permits	249,809				249,809
Fines and forfeitures	510,225			102,256	612,481
Charges for services	57,652			10,501	68,153
Investment earnings	105,124	58,024	152,639	24,744	340,531
Intergovernmental	985,185			2,683	987,868
Other	376,639		15,000	116,739	508,378
<b>Total Revenues</b>	<u>8,240,640</u>	<u>1,189,012</u>	<u>167,639</u>	<u>1,362,252</u>	<u>10,959,543</u>
<b>Expenditures</b>					
<b>Current:</b>					
General government	3,168,496				3,168,496
Public safety	3,422,408			848,473	4,270,881
Public works	2,693,435				2,693,435
Economic development projects				302,712	302,712
<b>Debt Service:</b>					
Principal		444,375	175,839		620,214
Interest and other charges		687,248			687,248
Capital outlay			8,145,648		8,145,648
<b>Total Expenditures</b>	<u>9,284,339</u>	<u>1,131,623</u>	<u>8,321,487</u>	<u>1,151,185</u>	<u>19,888,634</u>
Excess (deficiency) of revenues over expenditures	<u>(1,043,699)</u>	<u>57,389</u>	<u>(8,153,848)</u>	<u>211,067</u>	<u>(8,929,091)</u>
<b>Other Financing Sources (Uses)</b>					
General obligation debt issued			6,835,000		6,835,000
Premium on general obligation debt			199,652		199,652
Transfers in	1,180,741				1,180,741
<b>Total other financing sources and uses</b>	<u>1,180,741</u>		<u>7,034,652</u>		<u>8,215,393</u>
Net change in fund balances	137,042	57,389	(1,119,196)	211,067	(713,698)
<b>Fund balances - beginning</b>	<u>2,554,018</u>	<u>1,547,226</u>	<u>3,803,471</u>	<u>918,380</u>	<u>8,823,095</u>
<b>Fund balances - ending</b>	<u><u>\$2,691,060</u></u>	<u><u>\$1,604,615</u></u>	<u><u>\$2,684,275</u></u>	<u><u>\$1,129,447</u></u>	<u><u>\$8,109,397</u></u>

*See Notes to Financial Statements.*

**CITY OF SEABROOK, TEXAS**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2008**

Net change in fund balances - total governmental funds: \$ (713,698)

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. In contrast, the Statement of Activities reports only a portion of the outlay as expense. The outlay is allocated over the assets' estimated useful lives as depreciation expense for the period.

This is the amount by which capital outlays \$3,760,440 exceeded depreciation \$855,701 in the current period. 2,904,739

Current year disposal of assets are reported in the government-wide financial statement and not in the fund statement. The book value of assets disposals reduces net assets in the government-wide statement. (42,488)

Governmental funds do not present revenues that are not available to pay current obligations. In contrast, such revenues are reported in the Statement of Activities when earned. (16,933)

Governmental funds report bond proceeds as current financial resources. In contrast, the Statement of Activities treats such issuance of debt as a liability. Governmental funds report repayment of bond principal as an expenditure, In contrast, the Statement of Activities treats such repayments as a reduction in long-term liabilities. This is the amount by which proceeds exceeded repayments. (6,590,276)

Governmental funds report bond issuance costs as expenditures. In contrast, the government wide financial statements amortized such a cost over the life of the bonds. 175,839

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

Amortization of bond issuance costs (81,299)  
Compensated Absences 4,132

Internal service funds are used by management to charge the costs of certain activities, such as fleet maintenance and information technology, to individual funds. The net revenue (expense) of certain internal service funds is reported with governmental activities. (83,611)

**Change in net assets of governmental activities \$ (4,443,595)**

See Notes to Financial Statements.

**CITY OF SEABROOK, TEXAS**  
**STATEMENT OF NET ASSETS**  
**PROPRIETARY FUNDS**  
*September 30, 2008*

	<u>Business-type Activities</u>	<u>Governmental Activities</u>
	<u>Enterprise Fund</u>	<u>Internal Service Fund</u>
<b>Assets</b>		
<b>Current Assets:</b>		
Cash and cash equivalents	\$ 2,504,168	\$ 65,242
Accounts receivable, net of allowance for doubtful accounts	1,025,171	
Restricted cash and cash equivalents	3,092,036	
<b>Total Current Assets</b>	<u>6,621,375</u>	<u>65,242</u>
<b>Non-current Assets:</b>		
Deferred charges	142,897	
Capital Assets:		
Land and improvements	95,750	
Construction in progress	867,103	
Infrastructure	12,519,723	
Buildings	2,910,979	
Machinery and equipment	1,529,418	537,662
Less Accumulated depreciation	(6,373,663)	(209,432)
<b>Total Non-current Assets</b>	<u>11,692,207</u>	<u>328,230</u>
<b>Total Assets</b>	<u>18,313,582</u>	<u>393,472</u>
<b>Liabilities</b>		
<b>Current Liabilities:</b>		
Accounts payable and accrued expenses	510,245	
Accrued interest payable	30,973	
Customer deposits	374,276	
Compensated absences - current portion	29,239	
Bonds and certificates of obligation payable - current portion	292,501	
<b>Total Current Liabilities</b>	<u>1,237,234</u>	
<b>Non-current Liabilities:</b>		
Compensated absences	84,973	
Bonds and certificates of obligation payable	5,787,674	
<b>Total Non-current Liabilities</b>	<u>5,872,647</u>	
<b>Total Liabilities</b>	<u>7,109,881</u>	
<b>Net Assets</b>		
Invested in capital assets, net of related debt	6,146,398	328,230
Restricted for debt service	260,905	
Restricted for capital projects - impact fees	1,711,495	
Unrestricted	3,084,904	65,242
<b>Total Net Assets</b>	<u>\$ 11,203,702</u>	<u>\$ 393,472</u>

*See Notes to Financial Statements.*

**CITY OF SEABROOK, TEXAS****STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET ASSETS****PROPRIETARY FUNDS***For the Year Ended September 30, 2008*

	<b>Business-type Activities</b>	<b>Governmental Activities</b>
	<b>Enterprise Fund</b>	<b>Internal Service Fund</b>
<b>Revenues</b>		
Charges for services	\$ 5,462,025	\$
<b>Total Operating Revenues</b>	<u>5,462,025</u>	
<b>Operating Expenses</b>		
Personal services	923,838	
Supplies and materials	67,368	
Contractual services	2,354,014	
Repairs and maintenance	71,682	
Depreciation	428,602	84,887
<b>Total Operating Expenses</b>	<u>3,845,504</u>	<u>84,887</u>
Operating income	<u>1,616,521</u>	<u>(84,887)</u>
<b>Non-operating Revenues (Expenses)</b>		
Earnings on investments	175,165	1,276
Insurance recovery	106,047	
Operating grants and contributions	110,852	
Interest expense	(240,041)	
<b>Total Non-operating Revenue (Expenses)</b>	<u>152,023</u>	<u>1,276</u>
Income before contributions and transfers	1,768,544	(83,611)
Capital contributions - impact fees	429,824	
Transfers out	(1,180,741)	
Change in net assets	1,017,627	(83,611)
<b>Total net assets - beginning</b>	<u>10,186,075</u>	<u>477,083</u>
<b>Total net assets - ending</b>	<u>\$ 11,203,702</u>	<u>\$ 393,472</u>

*See Notes to Financial Statements.*

**CITY OF SEABROOK, TEXAS**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUNDS**  
For the Year Ended September 30, 2008

	<u>Business-type Activities</u>	<u>Governmental Activities</u>
	<u>Enterprise Fund</u>	<u>Internal Service Fund</u>
<b>Cash Flows from Operating Activities</b>		
Receipts from customers and users	\$ 4,993,567	\$
Disbursed for personnel services	(935,325)	
Disbursed for goods and services	(2,114,445)	
<b>Net cash provided (used) by operating activities</b>	<u>1,943,797</u>	
<b>Cash Flows from Noncapital Financing Activities</b>		
Transfers to other funds	(1,180,741)	
<b>Net cash provided by (used by) noncapital financing activities</b>	<u>(1,069,889)</u>	
<b>Cash Flows from Capital and Related Financing Activities</b>		
Capital grants and contributions	429,824	
Proceeds from the sale of bonds	1,612,000	
Principal payments on debt	(285,625)	
Acquisition and construction of capital assets	(2,383,232)	
<b>Net cash used by capital and related financing activities</b>	<u>(627,033)</u>	
<b>Cash Flows from Investing Activities</b>		
Interest received	175,165	1,275
Interest paid	(230,031)	
<b>Net cash provided by (used by) investing activities</b>	<u>(54,866)</u>	<u>1,275</u>
Net decrease in cash and equivalents	192,009	1,275
<b>Cash and equivalents, beginning of year</b>	<u>5,404,195</u>	<u>63,967</u>
<b>Cash and equivalents, at end of year</b>	<u>\$ 5,596,204</u>	<u>\$ 65,242</u>
Unrestricted cash and equivalents	\$ 2,504,168	\$ 65,242
Restricted cash and equivalents	3,092,036	
	<u>\$ 5,596,204</u>	<u>\$ 65,242</u>
<b>Reconciliation of operating income to net cash provided by operating activities</b>		
Operating income (loss)	\$ 1,616,521	\$ (84,887)
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	428,602	84,887
(Increase) decrease in accounts receivable	(490,483)	
Increase (decrease) in accounts payable	378,619	
Increase (decrease) in salaries payable	(11,487)	
Increase (decrease) in customer deposits	22,025	
<b>Net cash provided by operating activities</b>	<u>\$ 1,943,797</u>	<u>\$</u>

See Notes to Financial Statements.



**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The City of Seabrook, Texas (the "City"), was incorporated under the laws of the State of Texas on October 14, 1961. The City has operated under a "Home Rule Charter" which provides for a "Council-Manager" form of government since August 11, 1979.

The City Council is the principal legislative body of the City. The City Manager is appointed by a majority vote of the City Council and is responsible to the Council for the administration of all affairs of the City. The City Manager is responsible for appointment and removal of department directors and employees, supervision and control of all City departments, and preparation of the annual budget.

The City provides the following services: public safety to include police, fire, and emergency medical services; parks; streets; sanitation, water and sewer services; recreation; public improvements; planning and zoning; and general administration.

**A. Reporting Entity**

In conformity with GAAP, the financial statements of component units have been included in the financial reporting entity as discretely presented component units.

The component unit identified above is included in the City's reporting entity because of the significance of their operational or financial relationships with the City. The City appoints the organizations' board and is either able to impose its will on them or a financial benefit/burden exists.

**Seabrook Economic Development Corporation**

Seabrook Economic Development Corporation has been included in the reporting entity as a discretely presented component unit. The Corporation was created by the City under the Texas Development Corporation Act of 1979 for the purpose of promoting, assisting, and enhancing economic and development activities on behalf of the City. The Board of Directors is appointed by and serves at the discretion of the City Council for Seabrook Economic Development Corporation Board of Directors is comprised of the Mayor, Mayor Pro-Tern, and five members who are not employees or City officials, all of whom are appointed by City Council. City Council approval is required for annual budgets and bonded debt issuance. In the event of dissolution, net assets of the Corporation shall be conveyed to the City. The operations of the Corporation are presented as a governmental fund type. Separate financial statements of the Corporation may be obtained from the finance department of the City.

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Crime Control and Prevention District**

The Seabrook Crime Control and Prevention District (the "District") has been included in the reporting entity as a blended component unit. The District was created by the City under the authority granted by Chapter 363 of the Texas Local Government Code and Section 323.105 of the Texas Tax Code for the purpose of strengthening and enhancing crime control activities of the City.

An election was held on May 7, 2005, approving the creation of the District and the collection of a one-half cent sales tax to fund its operations, effective on October 1, 2005.

The Board of Directors is substantively the same as City Council. Their respective positions on the board will be held until their City Council seat is vacated, at which time the incoming elected member of Council will fill the position on the board. The District will remain in existence for a period of five years and may then be extended upon approval by the voters. In the event of dissolution, net assets of the District shall be conveyed to the City.

The financial reporting entity consists of the primary government and other organizations for which the primary government is financially accountable.

The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

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

The government-wide financial statements (i.e., the Statement of Net Assets and the Statement of Changes in Net Assets) report information about the City as a whole. These statements include all activities of the primary government and its component units. For the most part the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**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*, as are the proprietary fund financial statements. Revenues are recognized when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are 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. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

General property taxes are recorded as receivables when levied and as revenue in the period for which they were levied and become available. Property taxes receivables have been recorded as deferred revenues at year-end. Property taxes collected within 60 days subsequent to September 30, 2008, have not been recorded as revenue as the amount is not considered material. Franchise taxes and sales taxes relating to underlying transactions that occurred prior to September 30, 2008, have been recorded as receivables and revenue. Licenses and permits, and fines and forfeitures are not susceptible to accrual since they are not measurable until received. Revenue on federal and state cost-reimbursement grants is accrued when the related expenditures are incurred. Interest is recorded when earned.

**The City reports the following major governmental funds:**

The *General Fund* is used to account for all financial transactions that are not accounted for in another fund. The principal sources of revenue of the General Fund are property taxes, sales and use taxes, franchise taxes, licenses and permits, and fines and forfeitures. Expenditures are for general government, public safety, public works and other community services.

The *Debt Service Fund* is used to account for the payment of interest and principal on all general long-term debt of the City except for capital leases which are accounted for in the General Fund. The primary source of revenue for the Debt Service Fund is general property taxes.

The *Capital Projects Fund* is used to account for the proceeds of general obligation debt and the corresponding expenditures primarily consisting of construction projects.

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**The City has one major proprietary fund.**

The *Utility Enterprise Fund* is used to account for operations of the water and wastewater division and the construction of related facilities. The fund is financed and operated in a manner similar to private business enterprises - where the intent of the City is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The acquisition, maintenance and improvement of the physical plant facilities required to provide these goods and services are financed from existing cash resources, the issuance of bonds (revenue or general obligation) and other City funds.

**Additionally the City reports the following fund type:**

The *Internal Service Fund* is used to account for the purchase of vehicles and equipment by one department to other departments, on a cost reimbursement basis.

Private-sector standards for accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Government Accounting Standards Board. The City has elected not to follow private sector guidance issued subsequent to that date.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services or privileges provided, 2) operating grants and contributions and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges to customers for sales and services. Operational expenses for the enterprise funds and internal service fund include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues not meeting this definition are reported as non-operating revenues and expenses.

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

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

GASB Statement No. 34 established standards for external financial reporting for all state and local governmental entities, which includes a Statement of Net Assets and a Statement of Activities. It requires the reclassification of net assets into three components – invested in capital assets, net of related debt; restricted; and unrestricted. These classifications are as follows:

- Invested in capital assets, net of related debt – This component of net assets consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, notes or other borrowings.
- Restricted – This component of net assets consists of constraints placed on net asset use through external constraints imposed by creditors, grantors, contributors, or laws or regulations of other governments or constraints imposed by law through contractual provisions or enabling legislation.
- Unrestricted net assets – This component of net assets consists of net assets that do not meet the definition of “restricted” or “invested in capital assets, net of related debt.”

**D. Cash and Cash Equivalents**

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and balances in a privately managed public funds investment pool ("TexPool"). For the purpose of the statement of cash flows, the Proprietary Fund Types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

**E. Receivables**

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Estimated unbilled revenues from the Utility fund have not been recognized as of the end of the year as they are considered immaterial.

**F. Due to and from Other Funds**

Interfund receivables and payables arise from interfund transactions and are recorded by all funds affected in the period in which transactions are executed. These receivables and payables are, for the most part, eliminated from the Government-Wide Statement of Net Assets and are recorded as “due from other funds” or “due to other funds” in the fund financial statements.

**G. Inventory and Prepaid Items**

Inventories are valued at costs using the first in/first out (FIFO) method. The costs of governmental fund type inventories are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**H. Capital Assets**

Capital assets are reported in the applicable governmental or business-type activities column in the government-wide financial statements. The government defines capital assets as assets with an initial, individual cost of \$5,000 or greater and an estimated useful life in excess of one year. All purchased Capital assets are valued at cost where historical records exist. Donated Capital assets are valued at their estimated fair value on the date received.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements, including public domain and equipment are capitalized and Proprietary Fund Capital assets are depreciated over the remaining useful lives of the related Capital assets using the straight line method, as applicable.

<u>Asset Description</u>	<u>Estimated Useful Life</u>
Buildings	50 years
Building improvements	20 years
Infrastructure	30-50 years
Vehicles	5-10 years
Machinery and equipment	10-15 years
Water and sewer systems	40-50 years

**I. Compensated Employee Absences**

Employees earn vacation based on years of service with the City. Amounts accumulated may be paid to employees upon termination of employment or during employment. However, at least five consecutive days of earned vacation must be taken each year. Sick leave and long-term disability are not accrued but recognized when paid, since no liability exists upon termination of employment.

The estimated amount of compensation for services provided that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it when it matures or becomes due. Amounts of vested or accumulated vacation leave that are not expected to be liquidated with expendable available financial resources are maintained separately and represent a reconciling item between the fund and government-wide presentations.

**J. General Property Taxes**

All taxes due the City on real or personal property are payable at the Office of the City Assessor-Collector and may be paid at any time after the tax rolls for the year have been completed and approved, which is October 1, or as soon thereafter as practicable. Taxes are due upon receipt and all taxes not paid prior to February 1 are deemed delinquent and are subject to such penalty and interest set forth by the Property Tax Code. All property located within the City limits on the first day of January of each year are charged with a special lien in favor of the City from such date for taxes due thereon.

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**K. Debt Service**

The ad valorem tax rate is allocated each year between the General Fund and the Debt Service Fund. The full amount estimated to be required for debt service on the general obligation debt is provided by the debt service tax together with interest earned in the Debt Service Fund.

**L. Restricted Assets**

Certain proceeds of bonds, as well as other resources set aside for specific purposes are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants or contractual agreements.

**M. Bond Discounts/Issuance Costs**

In governmental fund types, bond discounts and issuance costs are recognized in the current period and are deferred and amortized in the Government-wide Statement of Activities. Bond discounts and issuance costs for proprietary fund types are deferred and amortized over the term of the bonds using the bonds-outstanding method, which approximates the effective interest method. Bond discounts and issuance costs are recorded as deferred charges.

**N. Fund Equity**

In the fund financial statements, the City reserves or designates all or portions of fund equity in the various governmental fund financial statements. The unreserved fund balances for governmental funds represent the amount available for budgeting future operations. The reserved fund balances for governmental funds represent the amount that has been legally identified for specific purposes.

**O. Revenues and Expenditures/Expenses**

In the fund financial statements revenues for governmental funds are recorded when they are determined to be both measurable and available. Generally, tax revenues, fees and non-tax revenues are recognized when received. Grants from other governments are recognized when qualifying expenditures are incurred. Expenditures for governmental funds are recorded when the related liability is incurred.

Revenues and expenses in the Government-Wide Statement of Activities are recognized in essentially the same manner as used in commercial accounting.

**P. Post-employment Healthcare Benefits**

The City does not provide post-employment healthcare benefits except those mandated by the Consolidated Omnibus Budget Reconciliation Act (COBRA). The requirements established by COBRA are fully funded by employees who elect coverage under the Act, and the City incurs no direct costs.

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**Q. Use of Estimates**

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements. Actual amounts could vary from those estimates.

**NOTE 2 – DEPOSITS (CASH) AND INVESTMENTS**

**Authorization for Deposits and Investments**

The Texas Public Funds Investment Act (PFIA), as prescribed in Chapter 2256 of the Texas Government Code, regulates deposits and investment transactions of the City.

In accordance with applicable statutes, the City has a depository contract with an area bank (depository) providing for interest rates to be earned on deposited funds and for banking charges the City incurs for banking services received. The City may place funds with the depository in interest and non-interest bearing accounts. State law provides that collateral pledged as security for bank deposits must have a market value of not less than the amount of the deposits and must consist of: (1) obligations of the United States or its agencies and instrumentalities; (2) direct obligations of the State of Texas or its agencies; (3) other obligations, the principal and interest on which are unconditionally guaranteed or insured by the State of Texas; and/or (4) obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as investment quality by a nationally recognized investment rating firm and having received a rating of not less than A or its equivalent. City policy requires the collateralization level to be at least 102% of market value of principal and accrued interest.

The Council has adopted a written investment policy regarding the investment of City funds as required by the Public Funds Investment Act (Chapter 2256, Texas Government Code). The investments of the City are in compliance with the City's investment policy. The City's investment policy is more restrictive than the PFIA requires. It is the City's policy to restrict its direct investments to obligations of the U.S. Government or U.S. Government Agencies, fully collateralized certificates of deposit, bankers' acceptances, mutual funds, repurchase agreements and local government investment pools. The maximum maturity allowed is two years from date of purchase. The City's investment policy does not allow investments in commercial paper, collateralized mortgage obligations, floating rate investments or swaps.

**Deposit and Investment Amounts**

The City's cash and investments are classified as: cash and cash equivalents and restricted cash and investments. The cash and cash equivalents include cash on hand, fully collateralized deposits with financial institutions and in a privately-managed public funds investment pool account (TexPool). The restricted cash and investments are assets restricted for specific use.



**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 2 – DEPOSITS (CASH) AND INVESTMENTS (continued)**

The following schedule shows the City’s recorded cash and investments at year-end:

	<b>Total Fair Value</b>	
	<b>Primary Government</b>	<b>Component Unit</b>
Cash deposits	\$ 3,802,481	\$ 10,598
Temporary Investments		
External Investment Pool	10,013,103	2,099,608
	<u>\$ 13,815,584</u>	<u>\$ 2,110,206</u>

**Investment Risks**

**Interest Rate Risk**

At year-end, the City’s investments (TexPool) had a weighted average maturity of 45 days.

The City measures interest rate risk using the weighted average maturity method for the portfolio. The City’s investment policy specifies a maximum weighted average maturity of 365 days or 12 months based on the stated maturity date for each investment in the portfolio.

To the extent possible, the City attempts to match investments with anticipated cash flow requirements. The City does not directly invest in securities with a stated maturity date more than two years or 730 days from date of purchase. The settlement date is considered the date of purchase.

**Concentration of Credit Risk**

The City had investments in authorized investment pools comprised 100 percent of the total investment portfolio at year-end. The City investment policy allows these investment levels for the portfolio.

At year-end balances in TexPool, a privately managed public funds investment pool, were rated AAAM by Standard & Poor’s.

**Restricted Assets**

The Enterprise Funds have restricted certain cash and investments for customer deposits, and construction.

**Local Government Investment Pools**

As of September 30, 2008, the District’s investments included TexPool Investment Pool. The investment pool investments are not evidenced by securities that exist in physical or book entry form and, accordingly, do not have custodial risk.

TexPool policies require that local government deposits be used to purchase investments authorized by the Public Funds Investment Act of 1987, as amended. The Texas State Comptroller of Public Accounts has oversight responsibility for TexPool.

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 2 – DEPOSITS (CASH) AND INVESTMENTS (continued)**

The value of District portions in TexPool are the same as the value of the Shares. These external pooled funds operate in a manner consistent with the SEC’s Rule 2a7 of the Investment Company Act of 1940. The external pooled funds use amortized cost rather than market value to report net assets to compute share price, such funds have daily liquidity. Although TexPool have weighted average maturities greater than one, the District considers the holdings in these funds to have a one day weighted average maturity.

**NOTE 3 – RECEIVABLES**

Amounts recorded as receivables as of September 30, 2008 for the government’s individual major and non-major funds, including the applicable allowance for uncollectible accounts, are as follows:

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Other Non Major Governmental Funds</b>	<b>Enterprise Fund</b>	<b>Component Unit</b>
Receivables					
Property taxes, including penalties and interest	\$ 368,453	\$ 154,341	\$	\$	\$
Sales and other taxes	1,671,875		97,295		117,090
Interest	191				
Accounts			80,679	1,025,171	
Allowance for uncollectibles	(145,719)	(64,887)			
	<u>\$1,894,800</u>	<u>\$ 89,454</u>	<u>\$ 177,974</u>	<u>\$ 1,025,171</u>	<u>\$ 117,090</u>

Property taxes are levied by October 1 in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties, and interest ultimately imposed. The Harris County Central Appraisal District ("HCCAD") establishes appraised values. Taxes are levied by the City Council based on the appraised values and operating needs of the City.

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. At the end of the current fiscal year, the various components of deferred revenue reported in the governmental funds were as follows:

	<b>Unavailable</b>	<b>Unearned</b>
Delinquent property taxes receivable - general fund	\$ 229,354	\$
Delinquent property taxes receivable - debt service fund	91,821	
Grants and revenues prior to meeting all eligibility requirements		2,968
<b>Total Deferred Revenue for Governmental Funds</b>	<u>\$ 321,175</u>	<u>2,968</u>

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 4 – CAPITAL ASSETS**

A summary of activity for capital assets capitalized by the City for the year ended September 30, 2008 follows:

	<b>Primary Government</b>			<b>Balance September 30, 2008</b>
	<b>Balance September 30, 2007</b>	<b>Increases</b>	<b>Reclassification/ (Decreases)</b>	
<b>Governmental Activities:</b>				
Capital assets not being depreciated:				
Land	\$ 7,800,916	\$ 2,150,726	\$	\$ 9,951,642
Construction in progress	6,167	563,852	(6,167)	563,852
Total capital assets not being depreciated	7,807,083	2,714,578	(6,167)	10,515,494
Other capital assets:				
Infrastructure	12,630,300			12,630,300
Buildings and improvements	8,608,109	274,847		8,882,956
Machinery and equipment	4,197,656	738,961	(167,470)	4,769,147
Furniture and fixtures				
Total other capital assets	25,436,065	1,013,808	(167,470)	26,282,403
Less accumulated depreciation for:				
Infrastructure	(7,513,204)	(265,929)		(7,779,133)
Buildings and improvements	(2,496,833)	(241,739)		(2,738,572)
Machinery and equipment	(1,899,526)	(432,920)	163,203	(2,169,243)
Total accumulated depreciation	(11,909,563)	(940,588)	163,203	(12,686,948)
Other capital assets, net	13,526,502	73,220	(4,267)	13,595,455
<b>Totals</b>	<b>\$ 21,333,585</b>	<b>\$ 2,787,798</b>	<b>\$ (10,434)</b>	<b>\$ 24,110,949</b>
	<b>Balance September 30, 2007</b>	<b>Increases</b>	<b>Reclassification/ (Decreases)</b>	<b>Balance September 30, 2008</b>
<b>Business-type Activities:</b>				
Capital assets not being depreciated:				
Land	\$ 95,750	\$	\$	\$ 95,750
Construction in progress	44,855	822,248		867,103
Total capital assets not being depreciated	140,605	822,248		962,853
Other capital assets:				
Water and sewer system	11,070,884	1,448,839		12,519,723
Buildings and improvements	2,910,979			2,910,979
Machinery and equipment	1,374,113	191,906	(36,601)	1,529,418
Total other capital assets	15,355,976	1,640,745	(36,601)	16,960,120
Less accumulated depreciation for:				
Water and sewer system	(3,749,979)	(268,625)		(4,018,604)
Buildings and improvements	(1,252,816)	(60,706)		(1,313,522)
Machinery and equipment	(978,867)	(99,271)	36,601	(1,041,537)
Total accumulated depreciation	(5,981,662)	(428,602)	36,601	(6,373,663)
Other capital assets, net	9,374,314	1,212,143		10,586,457
<b>Totals</b>	<b>\$ 9,514,919</b>	<b>\$ 2,034,391</b>	<b>\$</b>	<b>\$ 11,549,310</b>

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 4 – CAPITAL ASSETS (continued)**

Depreciation was charged to functions of the primary government as follows:

General government	\$	90,333
Public safety		369,848
Public works		480,407
<b>Total Governmental Activity</b>	<b>\$</b>	<b>940,588</b>
<hr/>		
Water and sewer	\$	428,602
<b>Total Business-Type Activity</b>	<b>\$</b>	<b>428,602</b>
<hr/>		

Construction contract commitments outstanding as of September 30, 2008 are as follows:

	<b>Total In Progress</b>	<b>Remaining Commitment</b>
Street Improvement	\$ 563,852	\$ 102,951
Water and sewer Improvements	867,103	
<b>Totals</b>	<b>\$ 1,430,955</b>	<b>\$ 102,951</b>
<hr/>		

**NOTE 5 – LONG-TERM DEBT**

The City issues a variety of long-term debt instruments in order to acquire and/or construct major capital facilities and equipment for governmental and business type activities. These instruments include general obligation bonds, certificates of obligation and revenue bonds. Future ad valorem tax revenues, water and sewer system revenues or liens on property and equipment secure these debt obligations.

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 5 – LONG-TERM DEBT (continued)**

The following is a summary of the terms of obligations, general obligation bonds and revenue bonds outstanding as of September 30, 2008:

Series	Original Issue	Matures	Interest Rate (%)	Debt Outstanding
<b>Governmental Activities</b>				
<b>General Obligation Bonds</b>				
General Obligation Bonds, Series 2003	\$ 4,500,000	2025	4.40	\$ 4,320,000
General Obligation Bonds, Series 2003R	1,605,000	2025	3.40	1,155,000
General Obligation Bonds, Series 2005	1,481,250	2025	2.50-4.00	5,175,000
General Obligation Bonds, Series 2005R	5,175,000	2012	3.55-4.30	900,000
General Obligation Bonds, Series 2008	6,835,000	2027	4.00-4.15	6,835,000
<b>Total General Obligation Bonds</b>				<b>\$ 18,385,000</b>
<b>Business-Type Activities</b>				
Water and Sewer Revenue Bonds, Series 2003R	\$ 2,195,000	2025	4.45	\$ 1,885,000
Water and Sewer Revenue Bonds, Series 2005R	2,275,000	2027	2.50-3.00	2,025,000
General Obligation Bonds, Series 2005	888,750	2012	3.55-4.30	540,000
Water and Sewer Revenue Bonds, Series 2008	1,612,000	2027	4.12	1,612,000
<b>Total Certificates of Obligation</b>				<b>\$ 6,062,000</b>
<b>Component Unit</b>				
<b>Seabrook Economic Development Corporation</b>				
Revenue Bonds, Series 2005	\$ 1,490,000	2013	3.58	\$ 880,000
<b>Total Component Unit Long-Term Debt</b>				<b>\$ 880,000</b>

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 5 – LONG-TERM DEBT (continued)**

During the year ended September 30, 2008, the following changes occurred in long-term liabilities:

	Balance September 30, 2007	Additions	(Reductions)	Balance September 30, 2008	Amounts Due Within One Year
<b>Governmental Activities:</b>					
Bonds and notes payable:					
General obligation bonds	\$ 11,994,375	\$ 6,835,000	\$ (444,375)	\$ 18,385,000	\$ 161,615
Premium/Discount on bond issuance	(74,520)	199,651	72,508	197,639	
<b>Total bonds payable</b>	<b>11,919,855</b>	<b>7,034,651.00</b>	<b>(371,867)</b>	<b>18,582,639</b>	<b>161,615</b>
Obligations under capital leases					
Compensated absences	320,802	219,657	(223,790)	316,669	-
<b>Total Governmental Activities</b>	<b>\$ 12,240,657</b>	<b>\$ 7,254,308</b>	<b>\$ (595,657)</b>	<b>\$ 18,899,308</b>	<b>\$ 161,615</b>
<b>Business-type Activities:</b>					
Bonds payable:					
General obligation bonds	\$ 665,625	\$	\$ (125,625)	\$ 540,000	\$ 127,500
Revenue bonds	4,070,000	1,612,000	(160,000)	5,522,000	165,000
Premium on bond issuance	19,311		(1,137)	18,174	
	4,754,936	1,612,000	(286,762)	6,080,174	292,500
Other liabilities:					
Compensated absences	125,699	36,871	(48,357)	114,213	29,239
<b>Total Business-type Activities</b>	<b>\$ 4,880,635</b>	<b>\$ 1,648,871</b>	<b>\$ (335,119)</b>	<b>\$ 6,194,387</b>	<b>\$ 321,739</b>
<b>Seabrook Economic Development Corporation:</b>					
Revenue bonds	\$ 1,040,000	\$	\$ (160,000)	\$ 880,000	160,000
Discount on bond issuance	(12,272)			(12,272)	
<b>Total Seabrook Economic Development Corporation</b>	<b>\$ 1,027,728</b>	<b>\$</b>	<b>\$ (160,000)</b>	<b>\$ 867,728</b>	<b>\$ 160,000</b>

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 5 – LONG-TERM DEBT (continued)**

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities in the governmental funds. Compensated absences generally are paid by the General Fund for the governmental activities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.

**General Obligation Bonds**

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital assets. General obligation bonds have been issued for both governmental and business-type activities. General obligation bonds are direct obligations of the City for which its full faith and credit are pledged. Repayment of general obligation bonds are from taxes levied on all taxable property located within the City. The City is not obligated in any manner for special assessment debt.

Annual debt service requirements to retire outstanding general obligation bonds are as follows:

Fiscal Year	General Obligation Bonds			
	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2009	\$ 512,500	\$ 772,553	\$ 127,500	\$ 21,600
2010	556,875	752,843	133,125	16,500
2011	588,125	731,388	136,875	11,175
2012	617,500	708,692	142,500	5,700
2013	790,000	684,812		
2014	820,000	653,582		
2015	855,000	620,662		
2016	890,000	582,305		
2017	930,000	541,877		
2018	970,000	499,140		
2019	1,010,000	454,005		
2020	1,055,000	410,931		
2021	1,100,000	367,491		
2022	1,145,000	321,736		
2023	1,195,000	273,988		
2024	1,250,000	223,788		
2025	1,305,000	170,847		
2026	1,365,000	115,310		
2027	1,430,000	59,346		
	<u>\$ 18,385,000</u>	<u>\$ 8,945,293</u>	<u>\$ 540,000</u>	<u>\$ 54,975</u>

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 5 – LONG-TERM DEBT (continued)**

**Revenue Bonds**

The City also issues bonds in which it pledges income derived from the acquired or constructed assets to pay debt service.

Annual debt service requirements to retire outstanding revenue bonds are as follows:

Fiscal Year	Water & Sewer Revenue Bonds		Sales Tax Revenue Bonds	
	Business-Type Activities		Seabrook EDC	
	Principal	Interest	Principal	Interest
2009	\$ 165,000	\$ 230,651	\$ 165,000	\$ 31,504
2010	183,000	224,614	175,000	25,597
2011	196,000	217,819	175,000	19,332
2012	205,000	209,571	180,000	13,067
2013	235,000	200,965	185,000	6,623
2014	245,000	191,106		
2015	255,000	180,824		
2016	265,000	170,534		
2017	276,000	159,512		
2018	288,000	148,030		
2019	300,000	136,049		
2020	313,000	123,335		
2021	326,000	110,055		
2022	340,000	96,221		
2023	355,000	81,655		
2024	369,000	66,447		
2025	385,000	50,488		
2026	402,000	33,825		
2027	419,000	17,262		
	<u>\$ 5,522,000</u>	<u>\$ 2,648,963</u>	<u>\$ 880,000</u>	<u>\$ 96,123</u>

On January 22, 2008, the City issued its third and final phase of a bond program that was approved by voters in 2002. \$4.3 million in general obligation bonds and \$1.6 million in Water and Sewer bonds were sold. The funds will be used for the following projects: Repsdorph Road, Evelyn Meador Library, fire trucks and equipment.

In November 2008, an election was held asking voters for the approval to issue an additional \$2.5 million in **GO** bonds to purchase an 8.5 acre strip of land to expand Pine Gully Park. The existing park is comprised of 52 acres of nature trails, picnic area and playground as well as a 900 foot fishing pier out into Galveston Bay. The proposed addition which will give the park an additional 165 feet of water frontage includes tennis courts and a Spanish style home which could possibly be used as a public venue for weddings, conferences or exhibitions.



**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 6– INTERFUND TRANSACTIONS**

Transfers between the primary government funds during the year were as follows:

<b>Transfers Out</b>	<b>Transfers In</b>	<b>Amounts</b>	<b>Purpose</b>
Enterprise Fund	General Fund	\$ 1,180,741	Transfer funds for administrative costs
		<u>\$ 1,180,741</u>	

**NOTE 7 – EQUITY**

**Reservation and Designation of Fund Balance**

The City records fund balance reserves on the fund level to indicate that a portion of the fund balance is legally restricted for a specific future use or to indicate that a portion of the fund balance is not available for expenditures. Such reservations or designations are reflected on the face of the basic financial statements.

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 8 – EMPLOYEE RETIREMENT SYSTEM**

**Plan Description**

The City provides pension benefits for all of its full-time employees through a non-traditional, joint contributory, hybrid defined benefit plan in the state-wide Texas Municipal Retirement System (TMRS), one of 811 currently administered by TMRS, an agent multiple-employer public employee retirement system.

Benefits depend upon the sum of the employee's contributions to the plan, with interest, and the City-financed monetary credits, with interest. At the date the plan began, the City granted monetary credits for service rendered before the plan began of a theoretical amount at least equal to two times what would have been contributed by the employee, with interest, prior to establishment of the plan. Monetary credits for service since the plan began are a percent (100%, 150%, or 200%) of the employee's accumulated contributions. In addition, the City can grant, as often as annually, another type of monetary credit referred to as an updated service credit. This updated service credit is a theoretical amount. The updated service credit, when added to the employee's accumulated contributions and the monetary credits for service since the plan began, would be the total monetary credits and employee contributions accumulated, with interest (if the current employee contribution rate and the City matching percent had always been in existence and if the employee's salary had always been the average of his salary in the last three years that are one year before the effective date). At retirement, the benefit is calculated as if the sum of the employee's accumulated contributions with interest and the employer-financed monetary credits with interest were used to purchase an annuity.

Members can retire at ages 60 and above with 5 or more years of service or with 20 years of service regardless of age. A member is vested after 5 years. The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS and within the actuarial constraints also in the statutes.

**Contributions**

Under the state law governing TMRS, the Actuary annually determines the City's contribution rate. This rate consists of the normal cost contribution rate and the prior service contribution rate, both of which are calculated to be a level percent of payroll from year to year. The normal cost contribution rate finances the currently accruing monetary credits due to City matching percent, which are the obligation of the City as of an employee's retirement date, not at the time the employee's contributions are made. The normal cost contribution rate is the actuarially determined percent of payroll necessary to satisfy the obligation of the City to each employee at the time his retirement becomes effective. The prior service contribution rate amortizes the unfunded (overfunded) actuarial liability (asset) over the remainder of the plan's 25-year amortization period. The unit credit actuarial cost method is used for determining the City contribution rate. Both the employees and the City make contributions monthly. Since the City needs to know its contribution rate in advance to budget for it, there is a one-year delay between the actuarial valuation that is the basis for the rate and the calendar year when the rate goes into effect.

The City's total payroll in fiscal year 2008 was \$5.2 million and the City's contributions were based on a payroll of \$5.2 million. Contributions made by employees totaled approximately \$364,365, and the City made contributions of approximately \$730,021 during the fiscal year ended September 30, 2008.

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 8 – EMPLOYEE RETIREMENT SYSTEM (continued)**

Three year trend information is presented below:

**Schedule of Annual Pension Costs**

<b>Fiscal Year</b>	<b>Annual Pension Cost</b>	<b>Percentage Contributed</b>
2008	\$ 730,021	100%
2007	578,406	100%
2006	564,727	100%

Note: Annual covered payroll and annual required contributions are presented on a calendar year basis

Because the actuary determines contribution rates on an annual basis and the City pays the calculated rate each month, the City will always have a net pension obligation (NPO) of zero at the beginning and end of the period, and the annually required contributions (ARC) will always equal contributions made.

A schedule of funding progress for TMRS for the three most recent actuarial valuations may be found in the required supplementary information section of the City's Comprehensive Annual Financial Report. All assumptions for the December 31, 2007 valuations are contained in the 2007 TMRS Comprehensive Annual Financial Report, a copy of which may be obtained by writing to P.O. Box 149153, Austin, Texas 78714-9153. The following is a summary of the actuarial assumptions:

Actuarial Cost Method	Unit Credit
Amortization Method	Level Percent of
Remaining Amortization	Payroll
Period	25 Years - Open
Asset Valuation Method	Period
Actuarial Assumptions:	Amortized Cost
Investment Rate of Return	7%
Projected Salary Increases	None
Includes Inflation At	3.5%
Cost-of-Living	
Adjustments	None

**CITY OF SEABROOK, TEXAS**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 9 – RISK MANAGEMENT**

The City is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the City participates along with 2,596 other entities in the Texas Municipal League's Intergovernmental Risk Pools. The Pool purchases commercial insurance at group rates for participants in the Pool. The City has no additional risk or responsibility to the Pool, outside of the payment of insurance premiums. The City has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts for the past three years.

The City also provides Workers' Compensation insurance on its employees through TML-Workers' Compensation Fund. Workers' Compensation premiums are subject to change when audited by TML-Workers' Compensation Fund. At year-end September 30, 2008, the City believed the amounts paid on Workers' Compensation would not change significantly from the amounts recorded.

**NOTE 10 - CONTINGENCIES**

The City is a defendant in lawsuits. Although the outcome of the lawsuits is not presently determinable, it is the opinion of the City's management that resolution of these matters will not have a materially adverse effect on the financial condition of the City.

The Tax Reform Act of 1986 instituted certain arbitrage restrictions consisting of complex regulations with respect to issuance of tax-exempt bonds after August 31, 1986. Arbitrage regulations deal with the investment of tax-exempt bond proceeds at an interest yield greater than the interest yield paid to bondholders. Generally, all interest paid to bondholders can be retroactively rendered taxable if applicable rebates are not reported and paid to the Internal Revenue Service at least every five years for applicable bond issues. Accordingly, there is the risk that if such calculations are not performed or not performed correctly could result in a substantial liability to the City. Although the City does not anticipate that it will have any arbitrage liability it periodically engages an arbitrage consultant to perform the calculations in accordance with the IRS's rules and regulations.

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends, including frequency and amount of payouts, and other economic and social factors. No claim liabilities are reported at year end.

**REQUIRED SUPPLEMENTARY INFORMATION**

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**CITY OF SEABROOK, TEXAS**  
**GENERAL FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL**  
*For the year ended September 30, 2008*  
*With Comparative Totals for the Year Ended September 30, 2007*

	2008				
	Budgeted Amounts		Actual	Variance with	2007 Actual
	Original	Final		Final Budget - Positive (Negative)	
<b>REVENUES</b>					
Property taxes	\$ 3,606,184	\$ 3,606,184	\$ 3,548,996	\$ (57,188)	\$ 3,274,285
Sales and use taxes	1,381,250	1,381,250	1,700,816	319,566	1,466,213
Franchise fees	670,000	670,000	706,194	36,194	694,064
Licenses and permits	250,000	250,000	249,809	(191)	321,577
Fees and forfeitures	522,500	522,500	510,225	(12,275)	544,982
Charges for services	38,000	38,000	57,652	19,652	41,829
Investment earnings	151,515	151,515	105,124	(46,391)	168,959
Intergovernmental	40,000	40,000	985,185	945,185	79,441
Other	250,871	250,871	376,639	125,768	255,211
<b>Total Revenues</b>	<u>6,910,320</u>	<u>6,910,320</u>	<u>8,240,640</u>	<u>1,330,320</u>	<u>6,846,561</u>
<b>EXPENDITURES</b>					
Current:					
General government					
Legislative	280,267	276,933	257,666	19,267	235,345
Administrative	746,100	744,518	742,939	1,579	691,633
Nondepartmental	1,584,505	1,584,505	1,583,389	1,116	1,521,224
Community development	405,729	438,377	399,243	39,134	361,933
Bayport monitoring	203,555	203,555	185,259	18,296	230,203
Public safety					
Public safety	2,696,690	2,709,808	2,781,177	(71,369)	2,263,585
Emergency management	120,294	120,294	94,855	25,439	84,118
Animal control	100,361	98,481	89,406	9,075	128,661
Department of transportation CVE	224,356	223,693	234,783	(11,090)	341,287
Municipal court	327,938	322,308	222,187	100,121	202,665
Public works					
Parks	738,627	715,554	738,712	(23,158)	703,690
Public works	855,776	831,173	1,012,141	(180,968)	817,611
Hurricane Ike			942,582	(942,582)	
<b>Total Expenditures</b>	<u>8,284,198</u>	<u>8,269,199</u>	<u>9,284,339</u>	<u>(1,015,140)</u>	<u>7,581,955</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>(1,373,878)</u>	<u>(1,358,879)</u>	<u>(1,043,699)</u>	<u>315,180</u>	<u>(735,394)</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in	1,180,741	1,180,741	1,180,741		1,345,941
Total other financing sources and uses	<u>1,180,741</u>	<u>1,180,741</u>	<u>1,180,741</u>		<u>1,345,941</u>
<b>Net change in fund balances</b>	(193,137)	(178,138)	137,042	315,180	610,547
<b>Fund balances, beginning of year</b>	<u>2,554,020</u>	<u>2,554,020</u>	<u>2,554,020</u>		<u>2,087,049</u>
<b>Fund balances at year end</b>	<u>\$ 2,360,883</u>	<u>\$ 2,375,882</u>	<u>\$ 2,691,060</u>	<u>\$ 315,180</u>	<u>\$ 2,697,596</u>

## **CITY OF SEABROOK, TEXAS**

### ***NOTES TO REQUIRED SUPPLEMENTARY BUDGET INFORMATION (UNAUDITED)***

*For the Year Ended September 27, 2008*

#### **Budgetary Controls and Procedures**

The objective of the City's budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by City Council. The City Manager is required by charter to submit a proposed budget and accompanying message to City Council by August 1. The Council shall review and revise the proposed budget as they deem appropriate prior to circulation for the public hearing. A summary of the proposed budget and notice of the public hearing must be posted in City Hall and be published in the official newspaper at least 2 weeks prior to the hearing. Annual budgets for General, Debt Service, Special Revenue and Enterprise Funds are legally adopted by ordinance and must be done so no later than September 27th. Budgetary control for capital projects funds is achieved through legally binding construction contracts and project length budgets.

The level of budgetary control (the level at which expenditures cannot legally exceed the appropriated amount) is the total approved budget for each department. The City manager is authorized to transfer part or all of any unencumbered appropriation balance among programs within a department. All other amendments and/or transfers must be approved by Council.

During the year ended September 30, 2008 the City's expenditures exceeded appropriations in the Public Safety (police), Transportation, Parks and Public Works due primarily to emergency expenditures relating to Hurricane Ike and unanticipated increases in fuel costs. Additionally there was \$943,000 in expenditures relating to hurricane Ike that were not budgeted.

Annual appropriated budgets are adopted for the general, special revenue, and debt service funds, using the same basis of accounting as for financial reporting. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) except the capital projects funds, which adopt project length budgets. The City adopts separate budgets for each of the special revenue funds rather than as a whole. The original budget is adopted by the City Council prior to the beginning of the year. The legal level of control as defined by the charter is the total approved budget for each department. The City Manager may transfer appropriations within a department without seeking the approval of City Council; however, any revisions that alter total expenditures for any department must be approved by City Council. Appropriations lapse at the end of the year, excluding capital project budgets.



**TEXAS MUNICIPAL RETIREMENT SYSTEM (UNAUDITED)**

**Schedule of Funding Progress**

<b>Actuarial Valuation Date December 31,</b>	<b>Actuarial Value of Assets</b>	<b>Actuarial Accrued Liabilities</b>	<b>Percentage Funded</b>	<b>Unfunded Actuarial Accrued Liability (UAAL)</b>	<b>Annual Covered Payroll</b>	<b>(UAAL) as a Percentage of Covered Payroll</b>
2007	\$ 9,923,234	\$ 13,135,802	76%	\$ 3,212,568	\$ 4,252,156	76%
2006	9,537,922	12,385,803	77%	2,847,881	3,955,827	72%
2005	9,248,628	11,847,384	78%	2,598,756	3,737,959	70%

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**COMBINING AND INDIVIDUAL FUND  
STATEMENTS AND SCHEDULES**

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## **NONMAJOR GOVERNMENTAL FUNDS**

### **Non-major Special Revenue Funds**

Special Revenue Funds account for the proceeds of specific revenue sources that are legally restricted to expenditures for specific purposes.

#### **Hotel and Motel Occupancy Tax Fund**

The Hotel and Motel Occupancy Tax Fund accounts for revenues derived from the City's hotel/motel tax. The expenditures are legally restricted for enhancement and promotion of tourism for the convention and hotel industry within the City and its vicinity.

#### **Municipal Court Program Fund**

The Municipal Court Program Fund is used to account for court fines and fees that are legally restricted to be used in child safety, court security, judicial efficiency, and court technology programs.

#### **Park Improvement Fund**

The Park Improvement Fund accounts for the collection of Park Improvement Fees restricted to park improvement activities.

#### **Crime Control and Prevention District Fund**

The Crime Control and Prevention District Fund accounts for revenues derived from a special sales tax collected and restricted to maintain and expand police department programs that will deliver a higher quality of service to Seabrook citizens while aiding in the prevention and control of crime.

#### **Public Safety Programs Fund**

The Public Safety Programs Fund accounts for expenditures for various public safety projects funded primarily through grants and contributions.

**CITY OF SEABROOK, TEXAS**  
**BALANCE SHEET**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**September 30, 2008**

	<b>Hotel and Motel Occupancy Tax Fund</b>	<b>Municipal Court Programs Fund</b>	<b>Park Improvement Fees Fund</b>	<b>Crime Control and Prevention District</b>
<b>Assets</b>				
Cash and cash equivalents	\$ 666,615	\$ 65,027	\$ 20,183	\$ 89,885
Receivables (net of allowance for uncollectibles)	80,679			97,295
<b>Total Assets</b>	<b>\$ 747,294</b>	<b>\$ 65,027</b>	<b>\$ 20,183</b>	<b>\$ 187,180</b>
 <b>Liabilities and Fund Balances</b>				
<b>Liabilities:</b>				
Accounts payable	\$ 37,595	\$ 4,969	\$	\$ 10,135
<b>Total Liabilities</b>	<b>37,595</b>	<b>4,969</b>		<b>10,135</b>
 <b>Fund Balances:</b>				
Reserved for public safety		60,058		177,045
Reserved for public works			20,183	
Reserved for economic development	709,699			
<b>Total Fund Balances</b>	<b>709,699</b>	<b>60,058</b>	<b>20,183</b>	<b>177,045</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 747,294</b>	<b>\$ 65,027</b>	<b>\$ 20,183</b>	<b>\$ 187,180</b>

<b>Public Safety Programs Funds</b>	<b>Total Nonmajor Governmental Funds</b>
\$ 164,090	\$ 1,005,800
	177,974
<u>\$ 164,090</u>	<u>\$ 1,183,774</u>

<u>\$ 1,628</u>	<u>\$ 54,327</u>
1,628	54,327

162,462	399,565
	20,183
	709,699
<u>162,462</u>	<u>1,129,447</u>
<u>\$ 164,090</u>	<u>\$ 1,183,774</u>

**CITY OF SEABROOK, TEXAS**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**NONMAJOR GOVERNMENTAL FUNDS**  
*For the Year Ended September 30, 2008*

	<b>Hotel and Motel Occupancy Tax Fund</b>	<b>Municipal Court Programs Fund</b>	<b>Park Improvement Fees Fund</b>	<b>Crime Control and Prevention District</b>
<b>Revenues</b>				
Sales and use taxes	\$ 440,366	\$	\$	\$ 664,963
Fines and forfeitures		29,415		
Charges for services			10,501	
Investment earnings	17,604	722	543	552
Intergovernmental				
Other				3,000
<b>Total revenues</b>	<u>457,970</u>	<u>30,137</u>	<u>11,044</u>	<u>668,515</u>
<b>Expenditures</b>				
<b>Current:</b>				
Public safety		21,711		595,508
Economic development projects	280,712		22,000	
<b>Total Expenditures</b>	<u>280,712</u>	<u>21,711</u>	<u>22,000</u>	<u>595,508</u>
Net change in fund balances	177,258	8,426	(10,956)	73,007
<b>Fund balances - beginning</b>	<u>532,441</u>	<u>51,632</u>	<u>31,139</u>	<u>104,038</u>
<b>Fund balances - ending</b>	<u>\$ 709,699</u>	<u>\$ 60,058</u>	<u>\$ 20,183</u>	<u>\$ 177,045</u>



<b>Public Safety Programs Fund</b>	<b>Total Nonmajor Governmental Funds</b>
\$	\$ 1,105,329
72,841	102,256
	10,501
5,323	24,744
2,683	2,683
113,739	116,739
<u>194,586</u>	<u>1,362,252</u>
231,254	848,473
	<u>302,712</u>
<u>231,254</u>	<u>1,151,185</u>
(36,668)	211,067
<u>199,130</u>	<u>918,380</u>
<u>\$ 162,462</u>	<u>\$ 1,129,447</u>

**CITY OF SEABROOK, TEXAS**

**DEBT SERVICE FUND**

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

*For the Year Ended September 30, 2008*

*With comparative actual totals for the year ended September 30, 2007*

	<b>2008</b>		<b>Variance Positive / (Negative)</b>	<b>2007</b>
	<b>Final Budget</b>	<b>Actual</b>		
<b>Revenues</b>				
<b>Taxes:</b>				
Property taxes	\$ 955,000	\$ 1,130,988	\$ 175,988	\$ 1,176,134
Investment earnings	74,005	58,024	(15,981)	78,289
<b>Total Revenues</b>	<u>1,029,005</u>	<u>1,189,012</u>	<u>160,007</u>	<u>1,254,423</u>
<b>Expenditures</b>				
<b>Debt Service:</b>				
Principal	444,375	444,375		455,687
Interest	490,677	687,248	(196,571)	501,128
<b>Total Expenditures</b>	<u>935,052</u>	<u>1,131,623</u>	<u>(196,571)</u>	<u>956,815</u>
Net change in fund balance	93,953	57,389	(36,564)	297,608
<b>Fund balances, beginning of year</b>	<u>1,547,226</u>	<u>1,547,226</u>		<u>1,221,007</u>
<b>Fund balances at year end</b>	<u>\$ 1,641,179</u>	<u>\$ 1,604,615</u>	<u>\$ (36,564)</u>	<u>\$ 1,547,226</u>

**CITY OF SEABROOK, TEXAS**  
**SPECIAL REVENUE FUND - HOTEL AND MOTEL OCCUPANCY TAX FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
*For the Year Ended September 30, 2008*  
*With comparative actual totals for the year ended September 30, 2007*

	<b>2008</b>			
	<b>Final Budget</b>	<b>Actual</b>	<b>Variance Positive / (Negative)</b>	<b>2007</b>
<b>Revenues</b>				
Hotels occupancy tax	\$ 365,836	\$ 440,366	\$ 74,530	\$ 352,488
Investment earnings	25,922	17,604	(8,318)	25,366
<b>Total Revenues</b>	<u>391,758</u>	<u>457,970</u>	<u>66,212</u>	<u>377,854</u>
<b>Expenditures</b>				
<b>Current:</b>				
Economic development projects	312,200	280,712	31,488	286,597
<b>Total Expenditures</b>	<u>312,200</u>	<u>280,712</u>	<u>31,488</u>	<u>286,597</u>
Net change in fund balance	79,558	177,258	97,700	91,257
<b>Fund balances, beginning of year</b>	<u>532,441</u>	<u>532,441</u>		<u>441,184</u>
<b>Fund balances at year end</b>	<u>\$ 611,999</u>	<u>\$ 709,699</u>	<u>\$ 97,700</u>	<u>\$ 532,441</u>

**CITY OF SEABROOK, TEXAS**

**SPECIAL REVENUE FUND - MUNICIPAL COURT PROGRAMS FUND  
SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**

*For the Year Ended September 30, 2008*

*With comparative actual totals for the year ended September 30, 2007*

	<b>2008</b>			<b>2007</b>
	<b>Final Budget</b>	<b>Actual</b>	<b>Variance Positive / (Negative)</b>	
<b>Revenues</b>				
Fines and forfeitures	\$ 21,978	\$ 29,415	\$ 7,437	\$ 22,384
Investment earnings	1,754	722	(1,032)	1,161
<b>Total Revenues</b>	<u>23,732</u>	<u>30,137</u>	<u>6,405</u>	<u>23,545</u>
<b>Expenditures</b>				
<b>Current:</b>				
Public safety	5,000	21,711	(16,711)	34,139
<b>Total Expenditures</b>	<u>5,000</u>	<u>21,711</u>	<u>(16,711)</u>	<u>34,139</u>
Net change in fund balance	18,732	8,426	(10,306)	(10,594)
<b>Fund balances, beginning of year</b>	<u>51,632</u>	<u>51,632</u>		<u>62,226</u>
<b>Fund balances at year end</b>	<u>\$ 70,364</u>	<u>\$ 60,058</u>	<u>\$ (10,306)</u>	<u>\$ 51,632</u>

**CITY OF SEABROOK, TEXAS**  
**SPECIAL REVENUE FUND - PARK IMPROVEMENT FEES FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
*For the Year Ended September 30, 2008*  
*With comparative actual totals for the year ended September 30, 2007*

	<b>2008</b>			<b>2007</b>
	<b>Final Budget</b>	<b>Actual</b>	<b>Variance Positive / (Negative)</b>	
<b>Revenues</b>				
Charges for services	\$ 21,556	\$ 10,501	\$ (11,055)	\$ 15,250
Investment earnings		543	543	1,485
<b>Total Revenues</b>	<u>21,556</u>	<u>11,044</u>	<u>(10,512)</u>	<u>16,735</u>
<b>Expenditures</b>				
<b>Current:</b>				
Economic development projects	22,000	22,000		20,565
<b>Total Expenditures</b>	<u>22,000</u>	<u>22,000</u>		<u>20,565</u>
Net change in fund balance	(444)	(10,956)	(10,512)	(3,830)
<b>Fund balances, beginning of year</b>	<u>31,139</u>	<u>31,139</u>		<u>34,969</u>
<b>Fund balances at year end</b>	<u>\$ 30,695</u>	<u>\$ 20,183</u>	<u>\$ (10,512)</u>	<u>\$ 31,139</u>

**CITY OF SEABROOK, TEXAS**  
**SPECIAL REVENUE FUND - CRIME CONTROL AND PREVENTION DISTRICT**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL**  
*For the Year Ended September 30, 2008*  
*With comparative actual totals for the year ended September 30, 2007*

	<b>2008</b>			<b>2007</b>
	<b>Final Budget</b>	<b>Actual</b>	<b>Variance Positive / (Negative)</b>	
<b>Revenues</b>				
Sales taxes	\$ 594,500	\$ 664,963	\$ 70,463	\$ 604,737
Investment earnings		552	552	
Other		3,000	3,000	
<b>Total Revenues</b>	<u>594,500</u>	<u>668,515</u>	<u>74,015</u>	<u>604,737</u>
<b>Expenditures</b>				
<b>Current:</b>				
Public Safety	596,830	595,508	1,322	476,433
<b>Total Expenditures</b>	<u>596,830</u>	<u>595,508</u>	<u>1,322</u>	<u>476,433</u>
Net change in fund balance	(2,330)	73,007	75,337	128,304
<b>Fund balances, beginning of year</b>	<u>104,038</u>	<u>104,038</u>	<u>          </u>	<u>(24,266)</u>
<b>Fund balances at year end</b>	<u>\$ 101,708</u>	<u>\$ 177,045</u>	<u>\$ 75,337</u>	<u>\$ 104,038</u>

## UNAUDITED STATISTICAL SECTION

This part of the City of Seabrook, Texas' comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

<b>Contents</b>	<b>Page</b>
<b>Financial Trends</b>	65
<i>These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.</i>	
<b>Revenue Capacity</b>	70
<i>These schedules contain information to help the reader assess the government's most significant local revenue sources, the property tax and sales tax.</i>	
<b>Debt Capacity</b>	74
<i>These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.</i>	
<b>Demographic and Economic Information</b>	78
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.</i>	
<b>Operating Information</b>	81
<i>These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.</i>	

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

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**CITY OF SEABROOK, TEXAS**

**NET ASSETS BY COMPONENT**

*Last Six Fiscal Years <sup>(1)</sup>*

*Amounts in (000's)*

*(Accrual Basis of Accounting)*

	<b>FISCAL YEAR</b>					
	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007<sup>(2)</sup></b>	<b>2008</b>
<b>Governmental Activities</b>						
Invested in capital assets, net of related debt	\$ 8,867	\$ 10,001	\$ 11,577	\$ 12,098	\$ 13,391	\$ 8,213
Restricted	1,646	4,731	4,675	3,362	2,427	2,695
Unrestricted	4,329	1,150	1,492	2,440	2,635	3,102
Total governmental activities net assets	<u>\$ 14,842</u>	<u>\$ 15,882</u>	<u>\$ 17,744</u>	<u>\$ 17,900</u>	<u>\$ 18,453</u>	<u>\$ 14,010</u>
<b>Business-type Activities</b>						
Invested in capital assets, net of related debt	\$ 4,267	\$ 6,189	\$ 4,788	\$ 5,013	\$ 5,013	\$ 6,146
Restricted	160	160	115	2,467	2,598	1,973
Unrestricted	3,559	1,395	3,142	2,575	2,575	3,085
Total business-type activities net assets	<u>\$ 7,986</u>	<u>\$ 7,744</u>	<u>\$ 8,045</u>	<u>\$ 10,055</u>	<u>\$ 10,186</u>	<u>\$ 11,204</u>
<b>Primary Government</b>						
Invested in capital assets, net of related debt	\$ 13,134	\$ 16,190	\$ 16,365	\$ 17,111	\$ 18,404	\$ 14,359
Restricted	1,806	4,891	4,790	5,829	5,025	4,668
Unrestricted	7,888	2,545	4,634	5,015	5,210	6,187
Total primary government net assets	<u>\$ 22,828</u>	<u>\$ 23,626</u>	<u>\$ 25,789</u>	<u>\$ 27,955</u>	<u>\$ 28,639</u>	<u>\$ 25,214</u>

(1) The requirement for statistical data is ten years; only six years are available at this time.

(2) In fiscal year 2007 the Seabrook Economic Development Corporation began to be reported as a discretely presented component unit.

**CITY OF SEABROOK, TEXAS**

**CHANGES IN NET ASSETS**

*Last Six Fiscal Years(1)*

*Amounts in (000's)*

*(Accrual basis of accounting)*

	<b>FISCAL YEAR</b>					
	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007<sup>(2)</sup></b>	<b>2008</b>
<b>Expenses</b>						
Governmental activities:						
General government	\$ 1,918	\$ 1,999	\$ 2,328	\$ 2,605	\$ 3,086	\$ 3,224
Public safety	2,962	3,153	2,648	3,787	3,834	4,523
Public works	1,661	1,757	1,329	1,953	1,982	8,244 <sup>(3)</sup>
Economic development	411	530	1,540	393	307	303
Interest on long-term debt	494	542	270	796	501	768
Total governmental activities expenses	<u>7,446</u>	<u>7,981</u>	<u>8,115</u>	<u>9,534</u>	<u>9,710</u>	<u>17,062</u>
Business-type activities:						
Utilities	2,915	3,173	3,316	3,603	3,598	3,869
Total business-type activities expenses	<u>2,915</u>	<u>3,173</u>	<u>3,316</u>	<u>3,603</u>	<u>3,598</u>	<u>3,869</u>
Total primary government expenses	<u><u>\$10,361</u></u>	<u><u>\$11,154</u></u>	<u><u>\$11,431</u></u>	<u><u>\$13,137</u></u>	<u><u>\$ 13,308</u></u>	<u><u>\$ 20,931</u></u>
<b>Program Revenue</b>						
Governmental activities:						
Charges for services:						
Public safety	\$ 355	\$ 305	\$ 423	\$ 456	\$ 548	\$ 736
Public works	361	491	520	689	366	308
Operating grants and contributions						
General government					66	154
Public safety	126	175	192	17	17	16
Public works						918
Capital grants and contributions						
Public safety		317				
Total governmental activities program revenues	<u>842</u>	<u>1,288</u>	<u>1,135</u>	<u>1,162</u>	<u>997</u>	<u>2,132</u>
Business-type activities:						
Utilities:						
Charges for services	3,775	4,065	4,412	5,241	\$ 4,829	\$ 5,462
Operating grants and contributions						
Capital grants and contributions					625	430
Total business-type activities program revenues	<u>3,775</u>	<u>4,065</u>	<u>4,412</u>	<u>5,241</u>	<u>5,454</u>	<u>5,892</u>
Total primary government program revenues	<u><u>\$ 4,617</u></u>	<u><u>\$ 5,353</u></u>	<u><u>\$ 5,547</u></u>	<u><u>\$ 6,403</u></u>	<u><u>\$ 6,451</u></u>	<u><u>\$ 8,024</u></u>
<b>Net (Expense)/Revenue</b>						
Governmental activities	\$ (6,604)	\$ (6,693)	\$ (6,980)	\$ (8,372)	\$ (8,713)	\$ (14,930)
Business-type activities	860	892	1,096	1,638	1,856	2,023
Total primary government net expense	<u><u>\$ (5,744)</u></u>	<u><u>\$ (5,801)</u></u>	<u><u>\$ (5,884)</u></u>	<u><u>\$ (6,734)</u></u>	<u><u>\$ (6,857)</u></u>	<u><u>\$ (12,907)</u></u>

	<b>FISCAL YEAR</b>					
	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007<sup>(2)</sup></b>	<b>2008</b>
<b>General Revenues and Other Changes in Net Assets</b>						
Governmental activities:						
Property taxes	\$ 3,229	\$ 3,438	\$ 3,895	\$ 4,078	\$ 4,475	\$ 4,663
Sales and use taxes	2,201	2,358	2,891	2,728	2,423	2,806
Franchise taxes	571	599	624	648	694	706
Investment earnings	108	113	275	569	489	342
Other revenues	129	3			256	788
Transfers	844	1,194	922	504	1,354	1,181
<b>Total governmental activities</b>	<b>7,082</b>	<b>7,705</b>	<b>8,607</b>	<b>8,527</b>	<b>9,691</b>	<b>10,486</b>
Business-type activities:						
Investment earnings	63	62	127	233	271	175
Other revenues	164					
Gain/(Loss) on sale of capital assets	7	(3)				
Transfers	(844)	(1,194)	(922)	(504)	(1,354)	(1,181)
<b>Total business-type activities</b>	<b>(610)</b>	<b>(1,135)</b>	<b>(795)</b>	<b>(271)</b>	<b>(1,083)</b>	<b>(1,006)</b>
<b>Total primary government</b>	<b>\$ 6,472</b>	<b>\$ 6,570</b>	<b>\$ 7,812</b>	<b>\$ 8,256</b>	<b>\$ 8,608</b>	<b>\$ 9,480</b>
<b>Change in Net Assets</b>						
Governmental activities	\$ 478	\$ 1,012	\$ 1,627	\$ 155	\$ 978	\$ (4,444)
Business-type activities	250	(243)	301	1,367	773	1,017
<b>Total primary government</b>	<b>\$ 728</b>	<b>\$ 769</b>	<b>\$ 1,928</b>	<b>\$ 1,522</b>	<b>\$ 1,751</b>	<b>\$ (3,427)</b>

(1) The requirement for statistical data is ten years; only six years are available at this time.

(2) In fiscal year 2007 the Seabrook Economic Development Corporation began to be reported as a discretely presented component unit.

(3) in fiscal year 2008, the City paid \$5million to Harris County for a construction project on Repsdorph Road ( a County road) and incurred approximately \$1.4 million in hurricane related expenses.

**CITY OF SEABROOK, TEXAS**  
**FUND BALANCES, GOVERNMENTAL FUNDS**  
*Last Six Fiscal Years(1)*  
*Amounts in (000's)*  
*(Modified Accrual Basis of Accounting)*

	<b>FISCAL YEAR</b>					
	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007<sup>(2)</sup></u>	<u>2008</u>
General Fund						
Reserved	\$ 40	\$ 16	\$ 45	\$ 133	\$ 199	\$
Unreserved	1,002	1,016	1,404	2,079	2,554	2,691
Total general fund	<u>\$ 1,042</u>	<u>\$ 1,032</u>	<u>\$ 1,449</u>	<u>\$ 2,212</u>	<u>\$ 2,753</u>	<u>\$ 2,691</u>
All Other Governmental Funds						
Reserved	\$ 870	\$ 975	\$ 1,154	\$ 1,283	\$ 1,599	\$ 2,734
Unreserved, reported in:						
Capital Project	7,856	6,548	10,251	6,548	3,803	2,684
Special revenue funds	308	281	323	452	668	
Total all other governmental funds	<u>\$ 9,034</u>	<u>\$ 7,804</u>	<u>\$11,728</u>	<u>\$ 8,283</u>	<u>\$ 6,070</u>	<u>\$ 5,418</u>

(1) The requirement for statistical data is ten years; only six years are available at this time.

(2) in fiscal year 2007 the Seabrook Economic Development Corporation began to be reported as a discretely presented component unit.

**CITY OF SEABROOK, TEXAS**  
**CHANGES IN FUND BALANCE, GOVERNMENTAL FUNDS**  
*Last Six Fiscal Years(1)*  
*Amounts in (000's)*  
*(Modified Accrual Basis of Accounting)*

	<b>FISCAL YEAR</b>					
	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007<sup>(2)</sup></b>	<b>2008</b>
<b>Revenues</b>						
Property taxes	\$ 3,216	\$ 3,463	\$ 3,901	\$ 4,072	\$ 4,451	\$ 4,680
Sales and use taxes	2,201	2,358	2,891	2,728	2,423	2,806
Franchise taxes	571	599	624	648	694	706
Licenses and permits	355	305	423	456	322	250
Fines and forfeitures	288	291	320	473	464	612
Charges for services	73	67	65	63	57	68
Investment earnings	108	113	275	569	489	341
Intergovernmental	126	491	198	17	82	988
Other	128	137	129	153	329	508
<b>Total Revenues</b>	<u>7,066</u>	<u>7,824</u>	<u>8,826</u>	<u>9,179</u>	<u>9,311</u>	<u>10,959</u>
<b>Expenditures</b>						
General government	1,858	1,921	2,189	2,534	3,040	3,168
Public safety	2,957	3,093	3,217	3,552	3,551	4,271
Public works	1,460	1,896	1,405	1,438	1,521	2,693
Economic Development	788	2,141	1,540	658	307	303
Debt service						
Principal	963	901	1,942	670	456	620
Interest	526	547	564	691	501	687
Capital outlay				2,323	1,373	8,146
<b>Total Expenditures</b>	<u>8,552</u>	<u>10,499</u>	<u>10,857</u>	<u>11,866</u>	<u>10,749</u>	<u>19,888</u>
Excess of revenues over (under) expenditures	(1,486)	(2,675)	(2,031)	(2,687)	(1,438)	(8,929)
<b>Other Financing Sources (Uses)</b>						
General obligation bonds issued	4,500		5,175			6,835
Refunding bonds issued	1,605		2,971			
Premium on refunding bonds issued			63			200
Discount on refunding bonds issued			(53)			
Payment to refunded bond escrow agent	(1,571)		(3,050)			
Transfers in	964	1,298	1,041	2,144	1,354	1,181
Transfers out	(120)	(104)	(120)	(2,140)		
Capital lease proceeds	233		108			
Total other financing sources (uses)	<u>5,611</u>	<u>1,194</u>	<u>6,135</u>	<u>4</u>	<u>1,354</u>	<u>8,216</u>
Net change in fund balances	<u>\$ 4,125</u>	<u>\$ (1,481)</u>	<u>\$ 4,104</u>	<u>\$ (2,683)</u>	<u>\$ (84)</u>	<u>\$ (713)</u>
Debt service as a percentage of noncapital expenditures	19.18%	17.32%	26.90%	14.60%	10.25%	8.10%

(1) The requirement for statistical data is ten years; only six years are available at this time.

(2) in fiscal year 2007 the Seabrook Economic Development Corporation began to be reported as a discretely presented component unit.

**CITY OF SEABROOK, TEXAS**  
**ASSESSED VALUE AND ACTUAL VALUE OF TAX:**  
*Last Six Fiscal Years (1)*

<b>Fiscal Year</b>	<b>Tax Year</b>	<b>Total Real Property</b>	<b>Personal Property</b>	<b>Less Other Exemptions and Abatements</b>	<b>Total Taxable Assessed Value</b>	<b>Total Direct Tax Rate</b>	<b>Estimated Actual Taxable Value</b>	<b>Assessed Value as a Percent of Actual Taxable Value</b>
2003	2002	\$ 536,583,110	\$ 59,238,060	\$ 69,914,930	\$ 525,906,240	\$ 0.600583	\$525,906,240	100%
2004	2003	593,331,620	56,211,270	85,826,310	563,716,580	0.608235	563,716,580	100%
2005	2004	645,704,001	59,244,499	94,610,590	610,337,910	0.619573	610,337,910	100%
2006	2005	715,935,585	57,830,850	128,476,929	645,289,506	0.630706	645,289,506	100%
2007	2006	764,898,295	82,426,063	140,260,655	707,063,703	0.621009	707,063,703	100%
2008	2007	800,371,653	93,001,677	147,046,586	746,326,744	0.620252	746,326,744	100%

Source: Harris County Certified Tax Rolls and Corrections.

**Note:** The city began to report accrual information when it implemented GASB Statement 34 in fiscal year 2003.

1. The requirement for statistical data is ten years; only six years are available at this time.
2. The Harris County Appraisal District determines the January 1 market value of all taxable property, and the property is appraised at that value unless it is a residence homestead subject to a cap. Capped homesteads are limited to increases in appraised value of 10% each year. Once a property's appraised and market values are equal, further increases ( or decreases) in value will depend on the market in that neighborhood.
3. In 2002, the City approved creation of the HC MUD 373 and agreed to pay HC MUD 373 12% of the taxes collected by the City on land and improvements for entities within the HC MUD 373 jurisdiction for a term of seven and a half years so long as the HC MUD 373 has any bonded indebtedness. Total Direct Rates excludes the HC MUD 373 tax of .65 because it only effects 298 tax accounts within the City.

**CITY OF SEABROOK, TEXAS**  
**PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS**  
*Last Six Fiscal Years (1)*

	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
City of Seabrook by fund:						
General	\$ 0.41272	\$ 0.42037	\$ 0.43171	\$ 0.44707	\$ 0.45328	\$ 0.46980
Debt service	<u>0.18787</u>	<u>0.18787</u>	<u>0.18787</u>	<u>0.18364</u>	<u>0.16773</u>	<u>0.15046</u>
<b>Total Direct Rates</b>	<u>0.60058</u>	<u>0.60824</u>	<u>0.61957</u>	<u>0.63071</u>	<u>0.62101</u>	<u>0.62025</u>
Clear Creek School District	1.74000	1.73000	1.74500	1.77500	1.63000	1.32000
Harris County	0.38814	0.38803	0.39986	0.39986	0.40239	0.39239
Harris County Flood Control District	0.04174	0.04174	0.03318	0.03318	0.03241	0.03106
Port of Houston Authority	0.01989	0.02000	0.01673	0.01673	0.01302	0.01437
Harris County Hospital District	0.19021	0.19021	0.19021	0.19021	0.19216	0.19216
Harris County Dept. of Education	<u>0.00629</u>	<u>0.00629</u>	<u>0.00629</u>	<u>0.00629</u>	<u>0.00629</u>	<u>0.00585</u>
<b>Total Direct and Overlapping Rates</b> <sup>(2)</sup>	<u>\$ 2.98685</u>	<u>\$ 2.98451</u>	<u>\$ 3.01084</u>	<u>\$ 3.05198</u>	<u>\$ 2.89728</u>	<u>\$ 2.57608</u>

Tax rates per \$100 of assessed valuation  
Source: Harris County Appraisal District

(1) The requirement for statistical data is ten years; only six years are available at this time.

(2) In 2002, the City approved creation of the HC MUD 373 and agreed to pay HC MUD 373 12% of the taxes collected by the City on land and improvements for entities within the HC MUD 373 jurisdiction for a term of seven and a half years so long as the HC MUD 373 has any bonded indebtedness. Total Direct Rates excludes the HC MUD 373 tax of .65 because it only effects 298 tax accounts within the City.

**CITY OF SEABROOK, TEXAS**  
**PRINCIPAL PROPERTY TAXPAYERS**  
*Current Year and Five Years Ago (1)*

<b>Property Tax Payer</b>	<b>2008</b>			<b>2003</b>		
	<b>Taxable Assessed Value</b>	<b>Rank</b>	<b>% of Taxable Assessed Value</b>	<b>Taxable Assessed Value</b>	<b>Rank</b>	<b>% of Taxable Assessed Value</b>
Repsdorph Road LTD	\$ 10,211,925	1	1.44%			
Sinbad Landing Corp.	9,956,420	2	1.41%	\$ 11,750,000	2	2.23%
Legend Natural Gas II LP	9,615,280	3	1.36%			
DMH 90	8,274,980	4	1.17%	7,799,980	4	1.48%
Centerpoint Energy Inc.	6,652,079	5	0.94%			
MBS-Forest Cove	6,600,000	6	0.93%			
WXII/WCI Real Estate LTD	6,402,570	7	0.91%	6,429,180	6	1.22%
Seatree I LTD Partnership	5,380,470	8	0.76%	5,489,590	8	1.04%
Marina Max	4,912,323	9	0.69%			
William Chong	4,763,812	10	0.67%			
Ocean Energy Inc.				15,016,863	1	2.86%
LS General Partnership				7,900,000	3	1.50%
Reliant Energy				6,626,020	5	1.26%
Taylor Lake Development LTD				5,547,510	7	1.05%
Miramar Station LLC				4,255,500	9	0.81%
Seabrook Marina				3,809,180	10	0.72%
Subtotal	72,769,859		10.29%	74,623,823		14.19%
Other Taxpayers	634,293,844		89.71%	451,282,417		85.81%
Total	707,063,703		100.00%	525,906,240		100.00%

Source: Harris County Tax Assessor-Collector's records.

(1) The requirement for statistical data is ten years; only six years are available at this time.



**CITY OF SEABROOK, TEXAS**  
**PROPERTY TAX LEVIES AND COLLECTIONS**  
*Last Six Fiscal Years (1)*

<b>Fiscal Year Ended Sept 30,</b>	<b>Taxes Levied for the Fiscal Year</b>	<b>Collected within the Fiscal Year of the Levy</b>		<b>Collections in Subsequent Years</b>	<b>Total Collections to Date</b>	
		<b>Amount</b>	<b>Percentage of Levy</b>		<b>Amount</b>	<b>Percentage of Levy</b>
2003	\$ 3,158,503	\$ 3,032,072	96.0%	\$ 111,939	\$ 3,144,011	99.5%
2004	3,428,722	3,314,150	96.7%	96,630	3,410,780	99.5%
2005	3,781,489	3,668,404	97.0%	85,838	3,754,242	99.3%
2006	4,069,880	3,884,705	95.5%	152,553	4,037,258	99.2%
2007	4,363,564	4,252,282	97.4%	71,253	4,323,535	99.1%
2008	4,594,030	4,498,264	97.9%		4,498,264	97.9%

(1) The requirement for statistical data is ten years; only six years are available at this time.

**CITY OF SEABROOK, TEXAS**  
**RATIOS OF OUTSTANDING DEBT BY TYPE**  
*Last Six Fiscal Years (1)*  
*(dollars in thousands, except per capita)*

Fiscal Year	Governmental Activities				Business-Type Activities			Percentage of Personal Income <sup>(2)</sup>	Per Capita <sup>(2)</sup>
	General Obligation Bonds	Certificates of Obligation Bonds	Notes Payable	Capital Lease Obligations	Revenue Bonds	General Obligation Bonds	Total Primary Government		
2003	\$ 8,581	\$ 105	\$ 120	\$ 267	\$ 2,195	\$ 1,329	\$ 12,597	4.1%	\$ 1,205
2004	8,137		105	116	2,150	1,113	11,621	3.5%	1,076
2005	12,746		105	82	4,365	889	18,187	5.2%	1,668
2006	12,419			30	4,220	786	17,455	4.8%	1,587
2007	11,994				4,070	666	16,730	4.4%	1,496
2008	18,385				5,522	540	24,447	6.2%	2,112

**Note:** Details regarding the city's outstanding debt can be found in the notes to the financial statements.

- (1) The requirement for statistical data is ten years; only six years are available at this time.  
(2) Population data can be found in demographic and economic statistics table.

**CITY OF SEABROOK, TEXAS**

**RATIO OF GENERAL BONDED DEBT TO TAXABLE VALUE,  
GENERAL BONDED DEBT PER CAPITA,  
AND TAXABLE VALUE OF ALL PROPERTY**

*Last Six Fiscal Years <sup>(1)</sup>*

*(dollars in thousands, except per capita)*

<u>Fiscal Year</u>	<u>Tax Year</u>	<u>General Obligation Bonds</u>	<u>Less Debt Service Funds</u>	<u>Net Bonded Debt</u>	<u>Ratio of Net Bonded Debt to Assessed Value</u>	<u>Percentage of Personal Income <sup>(2)</sup></u>	<u>Per Capita <sup>(2)</sup></u>
2003	2002	\$ 10,015	\$ 870	\$ 9,145	1.7%	2.8%	\$ 875
2004	2003	9,250	975	8,275	1.5%	2.3%	766
2005	2004	13,635	1,154	12,481	2.0%	3.4%	1,145
2006	2005	13,205	1,221	11,984	1.9%	3.2%	1,089
2007	2006	12,660	1,519	11,141	1.6%	2.8%	996
2008	2007	18,925	1,696	17,229	2.3%	4.1%	1,488

**Note:** Details regarding the city's outstanding debt can be found in the notes to the financial statements.

(1) The requirement for statistical data is ten years; only six years are available at this time.

(2) Population data can be found in demographic and economic statistics table.

**CITY OF SEABROOK, TEXAS**  
**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**  
*September 30, 2008*  
*(dollars in thousands, except per capita)*

<b>Governmental Unit</b>	<b>Debt Outstanding</b>	<b>Estimated Percentage Applicable <sup>(1)</sup></b>	<b>Estimated Share of Overlapping Debt</b>
<b>Debt repaid with property taxes</b>			
Clear Creek ISD	\$ 647,112	4.580%	\$ 29,638
Harris County (2)	1,567,240	0.210%	3,291
Harris Co. Flood Control District	494,270	0.210%	1,038
Harris County Toll Road	581,583	0.210%	1,221
Port of Houston Authority	1,107,299	0.210%	2,325
Municipal Utility District 373	5,255	100.000%	<u>5,255</u>
Subtotal, overlapping debt			42,769
<b>City direct debt</b>		100.000%	<u>18,925</u>
<b>Total direct and overlapping debt</b>			<u>61,694</u>
<b>Population</b>			11,577
<b>Per Capita Debt-Direct and Overlapping Debt</b>			<u><u>\$ 5,329</u></u>

(1) Excludes Toll Road Tax Bonds. The County's policy and practice has been to provide payment of debt service on the outstanding Toll Road Tax Bonds from toll revenues and certain other funds, and to date no tax has been collected to provide for such debt service.

(2) Excludes commercial paper transactions. Harris County and the Harris County Flood Control District have established a general obligation commercial paper program payable from ad valorem taxes for the purpose of financing various short-term assets and temporary construction financing for certain long-term fixed assets. The commercial paper program consists of six series totaling \$655 million. To date specific projects have been approved for no more than \$462.8 million. As of September 30, 2006, Harris County and Harris County Flood District had outstanding \$462.8 million of commercial paper.

Source: Harris County Auditor's Office

Source: Accounting records of the City and the various taxing authorities

**CITY OF SEABROOK, TEXAS**

***PLEDGED-REVENUE COVERAGE***

*Last Ten Fiscal Years*

<b>Fiscal Year</b>	<b>Gross revenues <sup>(1)</sup></b>	<b>Operating expenses <sup>(2)</sup></b>	<b>Net revenues available for Debt Service</b>	<b>Debt Service</b>			<b>Coverage</b>
				<b>Principal</b>	<b>Interest</b>	<b>Total</b>	
1999	\$ 5,092,601	\$ 2,813,992	\$ 2,278,609	\$ 120,000	\$ 41,784	\$ 161,784	14.1
2000	3,980,734	3,218,118	762,616	120,000	35,484	155,484	4.9
2001	4,151,190	3,054,761	1,096,429	125,000	30,444	155,444	7.1
2002	4,595,490	3,230,161	1,365,329	125,000	25,256	150,256	9.1
2003	4,001,998	2,529,916	1,472,082		19,944	19,944	73.8
2004	4,126,169	2,706,213	1,419,956	45,000	114,500	159,500	8.9
2005	4,538,952	2,835,395	1,703,557	60,000	139,031	199,031	8.6
2006	5,474,903	3,011,109	2,463,794	145,000	179,716	324,716	7.6
2007	5,100,087	3,197,851	1,902,236	150,000	174,824	324,824	5.9
2008	5,637,190	3,440,044	2,197,146	160,000	204,674	364,674	6.0

(1) Total revenues including interest

(2) Total operating expenses less depreciation

(3) Includes revenue bonds only

**CITY OF SEABROOK, TEXAS**  
**DEMOGRAPHIC AND ECONOMIC STATISTICS**  
*Last Ten Fiscal Years*

<b>Fiscal Year Ended Sept. 30,</b>	<b>Population (1)(2)(7)</b>	<b>Personal Income<sup>(5)(6)</sup></b>	<b>Per Capita Personal Income<sup>(5)(7)(8)</sup></b>	<b>Median Age<sup>(5)(7)</sup></b>	<b>School Enrollment<sup>(3)</sup></b>	<b>Unemployment Rate<sup>(4)(7)</sup></b>
1999	10,000	n/a	n/a	n/a	1,666	4.3%
2000 <sup>(1)</sup>	9,443	\$278,889,562	\$ 29,534	34.3	1,731	2.9%
2001	9,840	297,911,892	30,276	n/a	1,742	4.5%
2002	9,919	307,844,289	31,036	n/a	1,923	4.3%
2003	10,450	332,468,092	31,815	n/a	1,935	4.9%
2004	10,803	352,329,110	32,614	n/a	1,977	4.2%
2005	10,904	364,552,822	33,433	34.0	1,977	4.1%
2006	11,000	377,003,000	34,273	34.6	1,744	3.6%
2007	11,182	391,560,094	35,017	36.6	1,767	3.8%
2008 <sup>(9)</sup>	11,577	415,708,106	35,908	36.3	1,694	2.9%

Data sources:

- (1) Bureau of the Census
- (2) Records of the City
- (3) Clear Creek Independent School District
- (4) Tracer
- (5) Personal income and median age data prior to 2000 are not available.
- (6) Personal income information is a total for the year.
- (7) Sperlings Best Places
- (8) Per Capita Income figures estimated for 2001-2005 based on growth % in Harris Co. comparable growth rate to equal 2006 figure from Best Places
- (9) All 2008 figures, except School Enrollment, are estimates from the Bay Area Houston Economic Partnership.

**CITY OF SEABROOK, TEXAS**  
**PRINCIPAL EMPLOYERS**  
*Current Year*

<b>Employer</b>	<b><u>Number of Employees</u></b>
Technical Automation Service Corporation	130
Seabrook Intermediate School	105
City of Seabrook	103
Kroger	95
Bay Area Elementary	82
Hooters	80
Lakewood Yacht Club	71
Bay Area Trees & Landscape	45
Marine Max	40
Bailey's American Grille	38
McDonald's	36
Seabrook Classic Café	36
Mario's Flying Pizza	35
Maas Nursery & Landscaping	32
Kiwo, Inc.	31

Source: Bay Area Economic Partnership  
City records

Specific numbers of employees by employer for previous years are not available at this time as required by generally accepted accounting principles. As these numbers become available, they will be included in future reports.

**CITY OF SEABROOK, TEXAS**  
**FULL-TIME EMPLOYEES BY FUNCTION/PROGRAM**  
*Last Ten Fiscal Years*

	Fiscal Year									
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
<b>General Government:</b>										
City Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Legislative	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.50	2.50
Personnel	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	1.75	1.75
Purchasing	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Finance	2.00	2.00	2.00	3.00	3.00	3.00	3.00	3.00	2.50	2.00
Administrative Assistant	1.00	1.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Information Technology	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00
Streets & Drainage	9.66	7.66	7.66	7.66	7.66	7.66	7.66	7.66	8.29	9.60
Community Development	5.00	4.00	4.00	4.00	4.00	5.00	4.00	4.00	5.05	5.70
Municipal Court	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.50	2.50	3.00
Subtotal	<u>23.66</u>	<u>20.66</u>	<u>21.66</u>	<u>22.66</u>	<u>22.66</u>	<u>23.66</u>	<u>22.66</u>	<u>23.16</u>	<u>26.09</u>	<u>29.05</u>
<b>Public Safety:</b>										
Police	30.25	33.25	32.25	31.25	34.25	33.25	34.00	26.50	29.00	32.00
Emergency Management	0.75	0.75	0.75	0.75	0.75	0.75	1.00	1.00	1.00	1.00
Animal Control	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.48	2.48
DOT								3.50	3.50	2.50
Crime District								6.50	6.50	7.00
Subtotal	<u>32.00</u>	<u>35.00</u>	<u>34.00</u>	<u>33.00</u>	<u>36.00</u>	<u>35.00</u>	<u>37.00</u>	<u>39.50</u>	<u>42.48</u>	<u>44.98</u>
<b>Enterprise Operations:</b>										
Water	6.66	6.66	6.66	6.66	6.66	6.66	7.66	4.66	5.57	5.93
Sewer	4.68	5.68	4.68	4.68	5.68	4.68	4.68	4.68	5.57	4.86
Billing	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Subtotal	<u>13.34</u>	<u>14.34</u>	<u>13.34</u>	<u>13.34</u>	<u>14.34</u>	<u>13.34</u>	<u>14.34</u>	<u>11.34</u>	<u>13.14</u>	<u>12.79</u>
<b>Parks &amp; Recreation</b>	7.00	7.00	10.00	9.00	9.00	8.00	8.00	7.00	13.19	15.00
<b>Economic Development</b>	-	1.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
<b>Total</b>	<u>76.00</u>	<u>78.00</u>	<u>81.00</u>	<u>79.00</u>	<u>83.00</u>	<u>81.00</u>	<u>83.00</u>	<u>82.00</u>	<u>95.90</u>	<u>102.82</u>



**CITY OF SEABROOK, TEXAS**  
**OPERATING INDICATORS BY FUNCTION / PROGRAM**  
*Last Six Fiscal Years (1)*

Function / Program	Fiscal Year					
	2003	2004	2005	2006	2007	2008
<b>Police</b>						
Arrests	908	1,040	1,113	1,423	1155	991
Accident reports	195	203	212	239	256	255
Citations	4,046	4,201	4,342	5,558	5162	7160
Offense reports	396	369	339	238	390	342
Calls for service	15,745	16,002	17,545	21,747	23764	28776
<b>Fire</b>						
Emergency responses					308	501
Fire incidents					27	
Average response time					6:23	6:16
<b>Water</b>						
New accounts	104	100	142	122	137	142
Average daily consumption (millions of gallons)	1,647	1,776	1,932	1,652	1,250	1,308
Total Consumption (millions)	600,429	651,052	704,588	604,949	456,090	477,558
Peak daily consumption (millions of gallons)	2,718	2,686	2,891	2,353	2,514	2,551
<b>Sewer</b>						
Average daily sewage (millions of gallons)	1,170	1,233	1,099	1,068	1,345	1,166
Total Consumption (millions)	427,557	450,435	400,353	390,394	478,910	425,590
Peak daily consumption (millions of gallons)	2,880	3,100	2,470	2,500	6,196 <sup>(2)</sup>	4,540

Source: Various City departments

(1) The requirement for statistical data is ten years; only six years are available at this time.

(2) Increase is due to excessive rain in October, 2006. The jump in peak daily consumption indicates a storm came through the city on that day.

**CITY OF SEABROOK, TEXAS**  
**CAPITAL ASSET STATISTICS BY FUNCTION / PROGRAM**  
*Last Six Fiscal Years (1)*

Function / Program	Fiscal Year					
	2003	2004	2005	2006	2007	2008
Police						
Stations	1	1	1	1	1	1
Patrol units	15	16	15	13	17	18
Fire stations	1	1	1	1	1	1
Other public works						
Streets (miles - centerlines)	37.4	38.7	39.8	42	42	42
Streetlights						
Parks and recreation						
Parks	13	14	14	14	14	15
Parks acreage	131	138	138	138	138	156
Baseball / softball diamonds	4	4	4	4	4	4
Swimming pools	1	1	1	1	1	1
Community centers	1	1	1	1	2	2
Water						
Water mains (miles)	51.3	52.6	53.5	56.3	56.3	56.3
Fire hydrants	366	397	429	449	469	478
Storage capacity (millions of gallons)	1.175	1.1	1.1	2.1	2.1	2.1
Sewer						
Sanitary sewers (miles)	49.6	50.6	51.8	54.2	54.2	54.2
Storm sewers (miles)	18	19.2	20	21.6	22	22
Open ditch / creek / canal drainage (miles)	18	18	18	20	20	20
Treatment capacity (millions of gallons)	2.5	2.5	2.5	2.5	2.5	2.5

Source: Various City departments

(1) The requirement for statistical data is ten years; only six years are available at this time.