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**Industrial Development Board of the**  
**City of Gonzales, Louisiana, Inc.**

**Financial Report**

**May 31, 2020**

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## TABLE OF CONTENTS

| <u>INDEPENDENT AUDITORS' REPORT</u>   | <u>Page</u> |
|---|-------------|
| Independent Auditors' Report  | 1-2         |
| <br><u>REQUIRED SUPPLEMENTARY INFORMATION-PART I</u>  |             |
| Management's Discussion and Analysis  | 3-8         |
| <br><u>BASIC FINANCIAL STATEMENTS-PART II</u>   |             |
| <b>Government Wide Financial Statements (GWFS)</b>  |             |
| Statement of Net Position   | 9           |
| Statement of Activities   | 10          |
| <br><b>Fund Financial Statements (FFS)</b>  |             |
| Balance Sheet - Governmental Fund   | 11          |
| Reconciliation of the Governmental Fund Balance Sheet to the<br>Statement of Net Position   | 12          |
| Statement of Revenues, Expenditures, and Changes in Fund<br>Deficit- Governmental Fund  | 13          |
| Reconciliation of the Statement of Revenues, Expenditures,<br>and Changes in Fund Deficit of Governmental Fund<br>to the Statement of Activities  | 14          |
| Notes to Financial Statements   | 15-21       |
| <br><u>OTHER SUPPLEMENTARY INFORMATION</u>  |             |
| Schedule of Compensation, Benefits, and Other Payments to Agency Head<br>Or Chief Executive Officer   | 22          |
| <br><u>OTHER REPORTS REQUIRED BY GOVERNMENTAL ACCOUNTING STANDARDS</u>  |             |
| Independent Auditors' Report on Internal Control over Financial Reporting and<br>on Compliance and Other Matters Based on an Audit of Financial Statements<br>Performed In Accordance With <i>Government Auditing Standards</i> | 23-24       |
| Schedule of Findings and Responses  | 25          |
| Summary Schedule of Prior Audit Findings  | 26          |



To the Members of the Industrial Development Board  
Of the City of Gonzales, Louisiana, Inc.

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

We have audited the accompanying financial statements of the governmental activities and the major fund of the Industrial Development Board of the City of Gonzales, Louisiana Inc. (the Board) as of and for the year ended May 31, 2020, and the related notes to the financial statements, which collectively comprise the Board's basic financial statements as listed in the table of contents.

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

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

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

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

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

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

#### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund information of the Industrial Development Board of the City of Gonzales, Louisiana, Inc., as of May 31, 2020, and the respective changes in financial position, and where applicable, thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

***Other Matters***

***Required Supplementary Information***

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

***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Industrial Development Board of the City of Gonzales' basic financial statements. The schedule of compensation, benefits and other payments to agency head or chief executive officer is presented for the purposes of additional analysis and is not a required part of the basic financial statements.

The schedule of compensation, benefits and other payments to agency head or chief executive officer is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of compensation, benefits and other payments to agency head or chief executive officer is fairly stated in all material respects in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated November 30, 2020 on our consideration of the Industrial Development Board of the City of Gonzales, Louisiana, Inc.'s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Industrial Development Board of the City of Gonzales, Louisiana, Inc.'s internal control over financial reporting and compliance.

  
Gonzales, Louisiana  
November 30, 2020

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
MAY 31, 2020**

This section of Industrial Development Board of the City of Gonzales, Louisiana, Inc. (the Board)'s annual financial report presents our discussion and analysis of the Board's financial performance during the fiscal year that ended on May 31, 2020.

**FINANCIAL HIGHLIGHTS**

- The Board's total net position decreased by approximately \$3.2 million to a deficit of approximately \$34 million.
- During the year, the Board's governmental activities expenses were \$3,211,646 more than the \$1,699,927 generated in sales taxes and other revenue.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual report consists of four parts - management's discussion and analysis (this section), the basic financial statements, the required supplementary information, and the other supplementary information. The basic financial statements include two kinds of statements that present different views of the Board:

- The first two statements are government-wide financial statements that provide both long-term and short-term information about the Board's overall financial status.
- The remaining statements are fund financial statements that focus on individual parts of the Board government, reporting the Board's operations in more detail than the government-wide statements.
  - The governmental funds statements tell how general government operated for the year.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of required supplementary information that further explains and supports the information in the financial statements. Figure A-1 shows how the required parts of this annual report are arranged and relate to one another.

Figure A-1 summarizes the major features of the Board's financial statements, including the portion of the Board's government they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure of contents of each of the statements.

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
MAY 31, 2020**

Figure A-1  
Major Features of Board's Government-Wide and Fund Financial Statements

|   | <b>Fund Statements</b>   |  |
|---|--|--|
|   | <b>Government-wide<br/>Statements</b>  | <b>Governmental Fund</b>   |
| Required financial statements           | <ul style="list-style-type: none"> <li>• Statement of net position</li> <li>• Statement of activities</li> </ul> | <ul style="list-style-type: none"> <li>• Balance Sheet</li> <li>• Statement of revenues, expenditures, and changes in fund deficit</li> </ul>  |
| Accounting basis and measurements focus | Accrual accounting and economic resources focus  | Modified accrual accounting and current financial resources focus  |
| Type of asset/liability information     | All assets and liabilities, both financial and capital, and short-term and long-term                             | Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets included  |
| Type of inflow/outflow information      | All revenues and expenses during the year, regardless of when cash is received or paid                           | Revenues for which cash is received during or soon after the end of the year, expenditures when goods or services have been received and payments are due during the year or soon thereafter |

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
MAY 31, 2020**

**Government-wide Statements**

The government-wide statements report information about the Board as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes all of the government's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

These two government-wide statements report the Board's net position how they have changed. Net position – the difference between the Board's assets and liabilities – is one way to measure the Board's financial health, or position.

- Over time, increases or decreases in the Board's net position are an indicator of whether its financial health is improving or deteriorating, respectively.
- To assess the overall health of the Board you need to consider additional nonfinancial factors such as economic factors affecting sales tax collections.

The government-wide financial statements of the Board consist of the following:

- Governmental activities – most of the Board's basic services are included here, such as construction of the infrastructure and building within the geographic location of the Economic Development District. Sales taxes and interest finance are most of these activities.

**Fund Financial Statements**

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

- Some funds are required by State law and by bond covenants.

The Board has one fund classified as a debt service fund:

- Governmental fund – The Board's basic services are included in governmental funds, which focuses on (1) how cash and other financial assets that can readily be converted to cash flow in and out and (2) the balances left at year-end that are available for spending. Consequently, the governmental fund statements provide a detailed short-term view that helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the Board's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, we provide additional information at the bottom of the governmental funds statement, or on the subsequent page, that explains the relationship (or differences) between them.

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
MAY 31, 2020**

**FINANCIAL ANALYSIS OF THE BOARD AS A WHOLE**

**Net position.** The Board's net position decreased between fiscal years 2019 and 2020 from a deficit of approximately \$30 million to a deficit of approximately \$34 million. (See Table A-1)

**Table A-1  
Board's Net Position**

|                                 | <b>Governmental Activities</b> |                        |
|---------------------------------|--------------------------------|------------------------|
|                                 | <b>2020</b>                    | <b>2019</b>            |
| Current and other assets        | \$ 970,839                     | \$ 875,174             |
| Capital assets, net             | 38,600,677                     | 39,937,675             |
| <b>Total assets</b>             | <b>39,571,516</b>              | <b>40,812,849</b>      |
| Current liabilities             | 23,576,428                     | 21,606,115             |
| Long term liabilities           | 49,614,679                     | 49,614,679             |
| <b>Total liabilities</b>        | <b>73,191,107</b>              | <b>71,220,794</b>      |
| Net position                    |                                |                        |
| Net investment in capital asset | (11,014,002)                   | (9,677,004)            |
| Unrestricted (deficit)          | (22,605,589)                   | (20,730,941)           |
| <b>Total net position</b>       | <b>\$ (33,619,591)</b>         | <b>\$ (30,407,945)</b> |

Net position of the Board's governmental activities decreased to a deficit of approximately \$34 million.

**Changes in net position.** The Board's total revenues decreased by approximately \$43,746 to \$1,699,927 (See Table A-2). For 2020, approximately 79 percent of the Board's revenue comes from sales tax collection, 20 percent comes from payments in lieu of taxes, and 1 percent comes from other revenues.

**Governmental Activities**

Revenues for the Board's governmental activities consisted primarily of sales taxes and expenses for the Board's governmental activities consist primarily of interest, depreciation, and payments in lieu of taxes.



**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
MAY 31, 2020**

**Table A-2  
Changes in Board's Net Position**

|                               | <b>Governmental Activities</b> |                       |
|-------------------------------|--------------------------------|-----------------------|
|                               | <b>2020</b>                    | <b>2019</b>           |
| <b>Revenues</b>               |                                |                       |
| General Revenues              |                                |                       |
| Sales taxes                   | \$ 1,345,741                   | \$ 1,389,018          |
| Payments in lieu of taxes     | 349,621                        | 349,045               |
| Interest                      | 4,565                          | 5,610                 |
| <b>Total revenues</b>         | <b>1,699,927</b>               | <b>1,743,673</b>      |
| <b>Expenses</b>               |                                |                       |
| Depreciation                  | 1,336,998                      | 1,336,997             |
| Interest                      | 3,224,954                      | 3,224,954             |
| Payments in lieu of taxes     | 349,621                        | 349,045               |
| Other fees                    | -                              | 3,913                 |
| <b>Total expenses</b>         | <b>4,911,573</b>               | <b>4,914,909</b>      |
| <b>Change in net position</b> | <b>\$ (3,211,646)</b>          | <b>\$ (3,171,236)</b> |

- The change in net position for the governmental activities this fiscal year increased approximately \$40,000.

**FINANCIAL ANALYSIS OF THE BOARD'S FUNDS**

As the Board completed the year, its governmental fund reported a fund deficit of \$21,795,639, an increase in the deficit of approximately 9 percent from last fiscal year.

**Debt Service Fund Budgetary Highlights**

- Debt Service Funds are not required to adopt budgets under Louisiana Law.

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
MAY 31, 2020**

**CAPITAL ASSETS**

At the end of 2020, the Board had invested approximately \$39 million in capital assets (See Table A-3). There were no additions in the current year. The decrease of \$1.3 million represents depreciation expense on existing capital assets.

**Table A-3  
Board's Capital Assets, net**

|                       | <b>Governmental Activities</b> |                      |
|-----------------------|--------------------------------|----------------------|
|                       | <b>2020</b>                    | <b>2019</b>          |
| Land                  | \$ 6,800,014                   | \$ 6,800,014         |
| Buildings             | 26,638,787                     | 27,605,210           |
| Infrastructure        | 4,976,440                      | 5,270,283            |
| Furniture & equipment | 185,436                        | 262,168              |
| <b>Total</b>          | <b>\$ 38,600,677</b>           | <b>\$ 39,937,675</b> |

**DEBT ADMINISTRATION**

At the end of 2020, the Board had \$49,614,679 in debt outstanding.

**ECONOMIC FACTORS**

The Board is dependent on sales tax collections for its revenues. The economy is not expected to generate any significant growth; therefore, sales tax revenues are expected to remain stable for 2021.

**CONTACTING THE BOARD'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the Board's finances and to demonstrate the Board's accountability for the money it receives. If you have questions about this report or need additional financial information, contact Mr. Brandon Boylan, 120 South Irma Boulevard, Gonzales, LA 70737.

**INDUSTRIAL DEVELOPMENT BOARD OF THE**  
**CITY OF GONZALES, LOUISIANA, INC.**  
**STATEMENT OF NET POSITION**  
**MAY 31, 2020**

| <b><u>ASSETS</u></b>             | <b><u>Governmental<br/>Activities</u></b> |
|----------------------------------|---|
| Cash and investments             | \$ 809,950                                |
| Sale tax receivables             | 160,889                                   |
| Nondepreciable capital assets    | 6,800,014                                 |
| Capital assets, net              | <u>31,800,663</u>                         |
| TOTAL ASSETS                     | <u>39,571,516</u>                         |
| <b><u>LIABILITIES</u></b>        |   |
| Interest payable                 | 23,576,428                                |
| Long-term liabilities:           |   |
| Bonds payable                    | <u>49,614,679</u>                         |
| TOTAL LIABILITIES                | <u>73,191,107</u>                         |
| <b><u>NET POSITION</u></b>       |   |
| Net investment in capital assets | (11,014,002)                              |
| Unrestricted (deficit)           | <u>(22,605,589)</u>                       |
| TOTAL NET POSITION               | <u>\$ (33,619,591)</u>                    |

The accompanying notes are an integral part of this financial statement.

**INDUSTRIAL DEVELOPMENT BOARD OF THE**  
**CITY OF GONZALES, LOUISIANA, INC.**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED MAY 31, 2020**

|                               | <u>Expenses</u>     | <u>Program Revenues</u><br>Capital<br>Grants and<br>Contributions | <u>Net (Expense) Revenue and</u><br><u>Changes in Net Position</u><br>Governmental<br>Activities |
|-------------------------------|---------------------|---|--|
| <b><u>ACTIVITIES</u></b>      |                     |   |  |
| <b>Governmental:</b>          |                     |   |  |
| Depreciation                  | \$ 1,336,998        | \$ -  | \$ (1,336,998)   |
| Interest                      | 3,224,954           | -   | (3,224,954)  |
| Payments in lieu of taxes     | 349,621             | -   | (349,621)  |
| Total governmental activities | <u>\$ 4,911,573</u> | <u>\$ -</u>   | <u>(4,911,573)</u>   |
|                               |                     |   |  |
| General Revenues:             |                     |   |  |
| Sales taxes                   |                     |   | 1,345,741  |
| Payments in lieu of taxes     |                     |   | 349,621  |
| Interest                      |                     |   | 4,565  |
| Total general revenues        |                     |   | <u>1,699,927</u>   |
| Change in net position        |                     |   | (3,211,646)  |
| Net position - June 1, 2019   |                     |   | <u>(30,407,945)</u>  |
| Net position - May 31, 2020   |                     |   | <u>\$ (33,619,591)</u>   |

The accompanying notes are an integral part of this financial statement.

**INDUSTRIAL DEVELOPMENT BOARD OF THE**  
**CITY OF GONZALES, LOUISIANA, INC.**  
**BALANCE SHEET**  
**GOVERNMENTAL FUND**  
**MAY 31, 2020**

|   | <b><u>Debt Service</u></b><br><b><u>Fund</u></b> |
|---|--|
| <b><u>ASSETS</u></b>                      |  |
| Cash and investments                      | \$ 809,950                                       |
| Sales tax receivable                      | 160,889  |
|   | <hr/>  |
| <b>Total assets</b>                       | <b>\$ 970,839</b>                                |
|   | <hr/> <hr/>                                      |
| <b><u>LIABILITIES</u></b>                 |  |
| Interest payable                          | \$ 22,766,478                                    |
| <b>Total liabilities</b>                  | <b>22,766,478</b>                                |
|   | <hr/> <hr/>                                      |
| <b><u>FUND DEFICIT</u></b>                |  |
| Unassigned                                | (21,795,639)                                     |
|   | <hr/>  |
| <b>Total liabilities and fund deficit</b> | <b>\$ 970,839</b>                                |
|   | <hr/> <hr/>                                      |

The accompanying notes are an integral part of this financial statement.

**INDUSTRIAL DEVELOPMENT BOARD OF THE**  
**CITY OF GONZALES, LOUISIANA, INC.**  
**RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET**  
**TO THE STATEMENTS OF NET POSITION**  
**MAY 31, 2020**

|   |    |                            |
|---|----|----------------------------|
| Total fund deficit - Governmental Fund  | \$ | (21,795,639)               |
| Cost of capital assets at May 31, 2020  |    | 60,449,360                 |
| Less: accumulated depreciation as of May 31, 2020   |    | <u>(21,848,683)</u>        |
|   |    | 38,600,677                 |
| Long-term liabilities applicable to the Board's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. |    |                            |
| Long-term Debt  |    | (49,614,679)               |
| Interest Payable  |    | <u>(809,950)</u>           |
| Total net position at May 31, 2020 - Governmental Activities  | \$ | <u><u>(33,619,591)</u></u> |

The accompanying notes are an integral part of this financial statement.

**INDUSTRIAL DEVELOPMENT BOARD OF THE**  
**CITY OF GONZALES, LOUISIANA, INC.**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND DEFICIT - GOVERNMENTAL FUND**  
**YEAR ENDED MAY 31, 2020**

|  | <b>Debt Service<br/>Fund</b> |
|--|------------------------------|
| <b><u>REVENUES</u></b>                 |                              |
| Sales taxes                            | \$ 1,345,741                 |
| Payments in lieu of taxes              | 349,621                      |
| Interest income                        | 4,565                        |
| Total revenues                         | 1,699,927                    |
| <b><u>EXPENDITURES</u></b>             |                              |
| Current:                               |                              |
| Payments in lieu of taxes              | 349,621                      |
| Debt service:                          |                              |
| Interest expense                       | 3,135,779                    |
| Total expenditures                     | 3,485,400                    |
| Excess expenditures over revenues      | (1,785,473)                  |
| <b>Fund Deficit, Beginning of Year</b> | (20,010,166)                 |
| <b>Fund Deficit, End of Year</b>       | \$ (21,795,639)              |

The accompanying notes are an integral part of this financial statement.

**INDUSTRIAL DEVELOPMENT BOARD OF THE**  
**CITY OF GONZALES, LOUISIANA, INC.**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND DEFICIT OF GOVERNMENTAL FUND**  
**TO THE STATEMENT OF ACTIVITIES**  
**MAY 31, 2020**

|  |    |             |
|--|----|-------------|
| Net change in fund deficit - Governmental fund   | \$ | (1,785,473) |
| The change in net position reported for governmental activities in the statement of activities is different because:             |    |             |
| Capital assets:  |    |             |
| Depreciation expense for the year ended May 31, 2020   |    | (1,336,998) |
| Long-term debt:  |    |             |
| Difference in the modified accrual basis of accounting and<br>the accrual basis of accounting in recognition of interest expense |    | (89,175)    |
| Changes in net position of governmental activities   | \$ | (3,211,646) |

The accompanying notes are an integral part of this financial statement.



**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**1. Summary of Significant Accounting Policies**

The Industrial Development Board of the City of Gonzales, Louisiana, Inc. was created, authorized, and empowered under the laws of the State of Louisiana, including particularly Part II of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.1 to 33:9038.10, inclusive) (the "Tax Incremental Development Act"). The purpose is to provide for the financing of the acquisition, construction and equipping of a Cabela's retail outlet and certain infrastructure located in the District (the "Project").

The Industrial Development Board of the City of Gonzales, Louisiana, Inc. has entered into a Cooperative Endeavor Agreement with the City of Gonzales, the Gonzales Economic District No. 1, Carlisle Resort, LLC, Cabela's Retail LA, LLC, and the State of Louisiana to provide aspects of the development of the project and the pledge of incremental increases in sales and use taxes receipts to finance the bonds for the development of the project.

The accounting and reporting practices of the Industrial Development Board of the City of Gonzales, Louisiana, Inc., conform to accounting principles generally accepted in the United States of America as applicable to governmental units on a consistent basis between periods.

Financial Reporting Entity - This report includes all funds, which are controlled by, or dependent on the Board. Control by or dependence on the Board was determined on the basis of the taxing authority, authority to issue debt, election or appointment of governing body, and other general oversight responsibility. Industrial Development Board of the City of Gonzales' board members are appointed by the City of Gonzales, but the City's accountability for the Board does not extend beyond making the appointment.

The following is a summary of certain significant accounting policies:

**Basis of Presentation, Basis of Accounting**

*Government-wide Statements:* The statement of net position and the statement of activities display information about the Industrial Development of the City of Gonzales, Louisiana, Inc. These statements include the financial activities of the overall government, except for fiduciary activities. These statements of the overall government. Governmental activities generally are financed through sales taxes.

The statement of activities presents the direct expenses and program revenues for each function of the Board's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**1. Summary of Significant Accounting Policies** (continued)

*Fund Financial Statements:* The fund financial statements provide information about the Board's governmental funds. The emphasis of fund financial statements is on major governmental fund.

The Board reports the following major governmental funds:

- a. Debt Service Fund – The Debt Service Fund is used to account for the collection of taxes and payment of bonds.

Measurement Focus, Basis of Accounting -

*Government-wide.* The government-wide financial statements are reported using the economic resources measurement focus. The government-wide financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Board gives (or receives) value without directly receiving (or giving) equal value without directly receiving (or giving) equal value in exchange, include property taxes, grants, entitlements, and donations. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

*Governmental Fund Financial Statements.* Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The Board considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after year-end. Sales taxes are considered to be susceptible to accrual. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under operating leases are reported as other financing sources and uses.

Related Organizations – The City Council is responsible for appointing the members of the board of the Industrial Development Board of the City of Gonzales, but the City's accountability for this organization does not extend beyond making the appointments.

Cash and investments – Cash includes investments in highly liquid debt instruments with an original maturity of three months or less, excluding amounts whose use is limited by board designation or those amounts with third-party payers.

Capital Assets – Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated fixed assets are recorded at their estimated fair value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**1. Summary of Significant Accounting Policies** (continued)

| <b><u>Asset Class</u></b> | <b><u>Estimates Useful Lives</u></b> |
|---------------------------|--------------------------------------|
| Infrastructure            | 25-40                                |
| Buildings                 | 30-40                                |
| Equipment & furniture     | 8-15                                 |

Government-Wide Net Position– Government-wide net assets displayed in three components:

**Net investment in capital assets** – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

**Restricted net position** – Consists of net assets with constraints placed on the use either by external groups such as creditors, grantors, contributors, or laws and regulations of other governments, or law through constitutional provisions or enabling litigation.

**Unrestricted net position** – Consist of all other net position that do not meet the definition of “restricted” or “net investment in capital assets”.

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

Fund Equity of Fund Financial Statements – Accounting standards require governmental fund balances to be reported in as many as five classifications as listed below:

**Nonspendable** – represents amounts that are not expected to be converted to cash because they are either not in spendable form or legally contractually required to be maintained intact.

**Restricted** – represents balances where constraints have been established by parties outside the Board or imposed by law through constitutional provisions or enabling legislation.

**Committed** – represents balances that can only be used for specific purposes pursuant to constraints imposed by formal action of the Board.

**Assigned** – represents balances that are constrained by the government’s intent to be used for specific purposes, but are not restricted or committed.

**Unassigned** – represents balances that have not been assigned to other funds and that have not been restricted, committed, or assigned to specific purposes within the general fund.

Use of Estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**2. Capital Assets**

Capital Assets and depreciation activity as of and for the year ended May 31, 2020, are as follows:

Governmental activities:

|   | <u>Land</u>         | <u>Building</u>      | <u>Infrastructure</u> | <u>Furniture &amp;<br/>Equipment</u> | <u>Total</u>               |
|---|---------------------|----------------------|-----------------------|--------------------------------------|----------------------------|
| Costs of Capital Assets                                     |                     |                      |                       |                                      |                            |
| May 31, 2019  | \$ 6,800,014        | \$ 38,580,021        | \$ 8,621,418          | \$ 6,447,907                         | <b>\$60,449,360</b>        |
| Additions   | -                   | -                    | -                     | -                                    | -                          |
| Costs of Capital Assets                                     |                     |                      |                       |                                      |                            |
| May 31, 2020  | <u>6,800,014</u>    | <u>38,580,021</u>    | <u>8,621,418</u>      | <u>6,447,907</u>                     | <b><u>60,449,360</u></b>   |
| Accumulated depreciation                                    |                     |                      |                       |                                      |                            |
| May 31, 2019  | -                   | 10,974,811           | 3,351,135             | 6,185,739                            | <b>20,511,685</b>          |
| Additions   | -                   | 966,423              | 293,843               | 76,732                               | <b>1,336,998</b>           |
| Accumulated depreciation                                    |                     |                      |                       |                                      |                            |
| May 31, 2020  | -                   | <u>11,941,234</u>    | <u>3,644,978</u>      | <u>6,262,471</u>                     | <b><u>21,848,683</u></b>   |
| Capital assets,<br>net of<br>accumulated<br>depreciation at |                     |                      |                       |                                      |                            |
| May 31, 2020  | <u>\$ 6,800,014</u> | <u>\$ 26,638,787</u> | <u>\$ 4,976,440</u>   | <u>\$ 185,436</u>                    | <b><u>\$38,600,677</u></b> |

For the year ended May 31, 2020, depreciation expense was \$1,336,998.

**3. Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The government does not have a deposit policy for custodial credit risk. Cash balance consists of a Hancock Horizon Government Money Market account.

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**4. Cash and Investments**

Statutes authorize the Board to invest in United States bonds, treasury notes or certificates, time certificates of deposit of Louisiana state banks and national banks having the principal office in the State of Louisiana, or any other federally insured investment.

As of May 31, 2020, the Board had the following investments and maturities.

**INVESTMENT MATURITIES (IN YEARS)**

| <b><u>Investment Type</u></b>             | <b><u>Fair Value</u></b> | <b><u>Less Than 1</u></b> |
|---|--------------------------|---------------------------|
| Hancock Horizon<br>Government Mutual Fund | \$ 809,950               | \$ 809,950                |

**Interest Rate Risk**

The Board does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

**Credit Risk**

State law limits investments in securities issued, or backed by the United States Treasury obligations, U.S. Government instrumentalities, which are federally sponsored. The Board does not have an investment policy that would further limit its investment choices. As of May 31, 2020, the Board's investment in Hancock Horizon Governmental Money Market was rated AAA by Standard & Poor's.

**5. Changes in Long-Term Debt**

The following is a summary of long-term debt transactions of the City of Gonzales Industrial Development Board for the year ended May 31, 2020:

Governmental Activities:

**Bonds Payable**

|                            |                      |
|----------------------------|----------------------|
| Bonds payable May 31, 2019 | \$ 49,614,679        |
| Debt Issued                | -                    |
| Principal Retirement       | -                    |
| Bonds payable May 31, 2020 | <u>\$ 49,614,679</u> |

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**5. Changes in Long-Term Debt** (continued)

Debts payable at May 31, 2020, are comprised of the following individual issues:

|  |                      |
|--|----------------------|
| \$42,350,000 Tax Incremental Taxable Revenue Bond,<br>Series 2007A dated November 10, 2008, with a maturity date<br>December 1, 2037; interest at 6.50%, secured by sales taxes. | \$ 42,150,084        |
| \$14,500,000 Tax Incremental Taxable Revenue Bond,<br>Series 2007B dated June 1, 2008, with a maturity date<br>December 1, 2037; interest 6.50%, secured by sales taxes.         | <u>7,464,595</u>     |
|  | <u>\$ 49,614,679</u> |

**6. Current Portion of Long-Term Debt**

The bond indenture requires sales tax revenue to be applied to accrued interest before any principal payments on the bonds without an amortization schedule. Historically, sales tax revenue has not been enough to pay the interest on the bonds; therefore, there is no current portion of long-term debt in the current year. Likewise, no future payment of debt service is presented because of this uncertainty.

**7. Events of Default and Remedies**

The Board has not received enough sales tax revenue to pay the principal and interest on the Bonds when they become due and payable. This is an Event of Default under Section 8.2 of the Trust Indenture. However, this section also states that if the Tax Collector timely advances the Monthly Pledged Local Increment and the Louisiana Department of Revenue timely advances the Monthly Pledged State Increment to the Trustee in accordance with the Cooperative Endeavor Agreement and the Trust Indenture, and the Monthly Pledged Local Increment and Monthly Pledged State Increment so transferred are not sufficient for the payment due and payable, then an Event of Default shall not be deemed to have occurred.

Upon the occurrence of an Event of Default, the Trustee upon the written request of the owners of less than a majority of the aggregate principal amount of Bonds outstanding shall, by notice in writing to the Issuer, declare the Bonds then outstanding immediately due and payable. As of November 30, 2020, the Board has not received a written request that the Bonds are immediately due and payable.

**8. Deficit Fund Balance**

The Board's only source of revenue is the sales tax collected within the District and the only expenses are paying the principal and interest of the bonds. The Board remains uncertain as to whether the District will be able to generate enough sales tax to re-pay interest due on bonds.

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**9. Sales and Use Tax**

The Board receives 1.5 cents of the City of Gonzales, Louisiana's 2 cent sales tax collected within the geographic area designated as the Gonzales Economic District Number 1.

The State of Louisiana contributes 1.5 cents sales tax from its portion generated within the District up to a maximum of \$10,500,000. As of May 31, 2020, the State of Louisiana's total sales tax contributed totaled \$7,902,723.

**10. Subsequent Events**

Management has evaluated subsequent events through November 30, 2020, the date that the financial statements were available to be issued, noting that the COVID-19 outbreak in the United States has caused business disruption through mandatory and voluntary closings of businesses. While the disruption is currently expected to be temporary, the related financial impact and duration cannot be reasonably estimated at this time.

No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

**INDUSTRIAL DEVELOPMENT BOARD OF THE**  
**CITY OF GONZALES, LOUISIANA, INC.**  
**SCHEDULE OF COMPENSATION, BENEFITS AND OTHER PAYMENTS**  
**TO AGENCY HEAD OR CHIEF EXECUTIVE OFFICER**  
**MAY 31, 2020**

Agency Head Name/Title: Barney Arceneaux, Mayor of City of Gonzales

| <b>Purpose</b>              | <b>Amount</b> |
|-----------------------------|---------------|
| Salary                      | \$ -          |
| Benefits – health insurance | -             |
| Benefits – retirement       | -             |
| Clothing allowance          | -             |
| Per diems                   | -             |
| Travel                      | -             |
| Conference travel           | -             |
|                             | <hr/>         |
|                             | \$ -          |





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

To the Members of the Industrial Development Board  
Of the City of Gonzales, Louisiana, Inc.

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund information of the Industrial Development Board of the City of Gonzales, Louisiana, Inc. as of and for the year ended May 31, 2020, and the related notes to the financial statements, which collectively comprise the Industrial Development Board of the City of Gonzales, Louisiana, Inc.'s basic financial statements, and have issued our report thereon dated November 30, 2020.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Industrial Development Board of the City of Gonzales, Louisiana Inc.'s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Industrial Development Board of the City of Gonzales, Louisiana Inc.'s internal control. Accordingly, we do not express an opinion on the effectiveness of the Industrial Development Board of the City of Gonzales, Louisiana Inc.'s internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## Compliance and Other Matters

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

## Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Gonzales, Louisiana  
November 30, 2020

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**SCHEDULE OF FINDINGS AND RESPONSES  
FOR THE YEAR ENDED MAY 31, 2020**

**A. SUMMARY OF AUDIT RESULTS**

1. The independent auditors' report expresses an unmodified opinion on whether the financial statements of the Industrial Development Board of the City of Gonzales, Louisiana, Inc. were prepared in accordance with GAAP.
2. No significant deficiencies relating to the audit of the financial statements are reported in the Independent Auditors' Report on Internal Control over Financial Reporting on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*.
3. No instances of noncompliance material to the financial statement of Industrial Development Board of the City of Gonzales, Louisiana, Inc. which would be required to be reported in accordance with *Government Auditing Standards*, were disclosed during the audit.

**B. FINDINGS – FINANCIAL STATEMENTS AUDIT**

None

**C. FINDINGS – COMPLIANCE**

None

**INDUSTRIAL DEVELOPMENT BOARD OF THE  
CITY OF GONZALES, LOUISIANA, INC.**

**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS  
FOR THE YEAR ENDED MAY 31, 2020**

**A. FINDINGS – FINANCIAL STATEMENTS AUDIT**

None

**B. FINDINGS – COMPLIANCE**

None