

**LOESS HILLS DEVELOPMENT AND CONSERVATION
AUTHORITY**

Oakland, Iowa

FINANCIAL STATEMENTS

June 30, 2004 and 2003

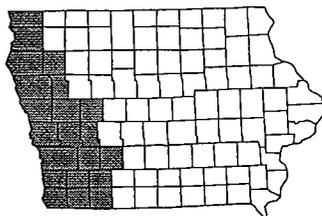
(With Independent Auditor's Report Thereon)

LOESS HILLS DEVELOPMENT AND CONSERVATION AUTHORITY

Oakland, Iowa

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MANAGEMENT'S DISCUSSION AND ANALYSIS

Management of the Loess Hills Development and Conservation Authority (LHDCA) provides this Management's Discussion and Analysis of the LHDCA's annual financial statements. This narrative overview and analysis of the financial activities is for the fiscal year ended June 30, 2004. We encourage readers to consider this information in conjunction with the LHDCA's financial statements which follow.

2004 Financial Highlights

- LHDCA appropriations from the State of Iowa increased from \$0 to \$600,000 from fiscal year 2003 to fiscal year 2004.
- State appropriations for fiscal year 2004 included a requirement restricting administrative expenses to 5% of the total appropriation from this fund, which was passed through to and implemented by the two related organizations, the Hungry Canyons Alliance, Inc. and the Loess Hills Alliance.
- The LHDCA's budget expenditures for fiscal year 2004 were approximately \$9,000 less than anticipated, or 68% under budget.
- The LHDCA's net assets increased by nearly 96%, or approximately \$8,000 from June 30, 2003 to June 30, 2004.

Using this Annual Report

The annual report consists of a series of financial statements and other information, as follows:

Management's Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the LHDCA's financial activities.

The basic financial statements consist of a Statement of Financial Position including assets, liabilities, and net assets, a Statement of Activities and Changes in Net Assets, and a Statement of Cash Flows. These statements provide information about the activities of the LHDCA, on a comparative basis, including resources held by the LHDCA but restricted for specific purposes by legislation or by the LHDCA's Board of Directors.

Notes to Financial Statements (pgs. 9-10) provide additional information essential to a full understanding of the data provided in the basic financial statements.

Reporting the LHDCA's Financial Activities

The Statement of Financial Position and Statement of Activities and Changes in Net Assets

One of the most important questions asked about the LHDCA's finances is "Was the LHDCA monetarily able to attain its goals during the year?" The Statement of Financial Position and the Statement of Activities and Changes in Net Assets report information about the LHDCA's resources and its activities in a way that helps answer this question. These statements include all assets (restricted and unrestricted) and all liabilities using the accrual basis of accounting which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the LHDCA's net assets, which is the difference between assets and liabilities, as one way to measure the LHDCA's financial position. Over time, increases or decreases in the LHDCA's net assets are one indicator of whether its financial position is improving or deteriorating. Additional factors, such as changes in appropriations and legislation, are also important in making this determination.

The Statement of Cash Flows

The Statement of Cash Flows reports cash receipts, cash payments, and net changes in cash and cash equivalents resulting from all activities. It provides answers to such questions as where did cash come from, what was cash used for, and what was the change in cash and cash equivalents during the reporting period.

Financial Analysis of the LHDCA

As noted earlier, net assets may serve over time as a useful indicator of financial position. The LHDCA's net assets increased by \$8,108 (95.7%) from fiscal year 2003 to fiscal year 2004.

Assets, Liabilities and Net Assets		
	June 30,	
	2004	2003
Assets		
Current Assets		
Cash and Cash Equivalents	\$ 17,597	9,043

Liabilities and Net Assets

Current Liabilities		
Accounts Payable	\$ 1,018	572
Net Assets		
Unrestricted	16,579	8,471
Total Liabilities & Net Assets	\$ 17,597	9,043

State appropriations are distributed to the LHDCA on a quarterly basis and passed through to the Hungry Canyons Alliance, Inc. and the Loess Hills Alliance upon receipt of funds. No state appropriations are held by the LHDCA.

Suspension of state funding in 2003, negatively impacted the programs sponsored by the Hungry Canyons Alliance, Inc. and the Loess Hills Alliance by suspending or drastically reducing the number and scope of projects or programs serving western Iowa and the Loess Hills area. With the renewal of state funding in 2004, both organizations have been able to reinstate a portion of the programs.

The LHDCA requests an administrative fee of 1% of the yearly appropriation from both the Hungry Canyons Alliance, Inc. and the Loess Hills Alliance for administrative and general expenses of the LHDCA and auditing expenses for all three organizations: the LHDCA, Hungry Canyons Alliance, Inc. and the Loess Hills Alliance. These audits are performed yearly for each organization and produced as individual documents.

The following shows the changes in net assets for the LHDCA.

Revenues, Expenses and Changes in Net Assets		
	June 30,	
	2004	2003
Operating Revenues:		
State Appropriations	\$ 600,000	-0-
State Appropriations Passed through to Related Organizations	(600,000)	-0-
Administrative Support	12,000	-0-
Total Operating Revenues	12,000	-0-
Operating Expenses:		
Administrative Fees	(2,846)	(560)
Other Management and General Expenses	(139)	(97)
Professional Fees	(1,300)	(6,113)
Total Operating Expenses	(4,285)	(6,770)

Non-Operating Revenues:

Interest Earned	393	216
Total Non-Operating Revenues	<u>393</u>	<u>216</u>
Increase (Decrease) in Net Assets	8,108	(6,554)
Net Assets - Beginning of Year	<u>8,471</u>	<u>15,025</u>
Net Assets - End of Year	<u>\$ 16,579</u>	<u>8,471</u>

Factors Affecting the LHDCA's Future

The LHDCA continued to maintain its good financial position during the current fiscal year. However, the condition of the national, state, and local economies will continue to be a concern for the LHDCA Board of Directors. Some of the realities that may potentially become challenges for the LHDCA are:

- Ensuring that infrastructure protection, rural development and natural resource protection for the Loess Hills and western Iowa remain important issues in the eyes of federal, state, county, and local governments.
- Reductions in state appropriations.

Contacting the LHDCA's Financial Management

This financial report is designed to provide state, and county governments, partners, and taxpayers with a general overview of the LHDCA's finances and to show the LHDCA's accountability for the money it receives. If you have questions about this report and/or need additional financial information, contact Loess Hills Development and Conservation Authority, 712 S. Hwy. 6 & 59, P.O. Box 189, Oakland, IA 51560-0189.

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Loess Hills Development and Conservation Authority
Oakland, Iowa

We have audited the accompanying Statements of Financial Position of Loess Hills Development and Conservation Authority (a nonprofit organization) as of June 30, 2004 and 2003, and the related Statements of Activities and Changes in Net Assets, and Cash Flows for the years then ended. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our audits.

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Loess Hills Development and Conservation Authority as of June 30, 2004 and 2003, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued a report dated August 6, 2004, on our consideration of Loess Hills Development and Conservation Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

The management's discussion and analysis and budgetary comparison information on pages 1 through 4 and 11, are not required parts 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.

Meriwether, Wilson and Company, P.L.C.
MERIWETHER, WILSON AND COMPANY, P.L.C.
Certified Public Accountants

August 6, 2004
West Des Moines, Iowa

LOESS HILLS DEVELOPMENT AND CONSERVATION AUTHORITY

Statements of Financial Position

June 30,

Assets

	<u>2004</u>	<u>2003</u>
Current Assets		
Cash and Cash Equivalents	<u>\$ 17,597</u>	<u>9,043</u>

Liabilities and Net Assets

Current Liabilities		
Accounts Payable	\$ 1,018	572
Net Assets		
Unrestricted	<u>16,579</u>	<u>8,471</u>
Total Liabilities and Net Assets	<u>\$ 17,597</u>	<u>9,043</u>

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

LOESS HILLS DEVELOPMENT AND CONSERVATION AUTHORITY

Statements of Activities and Changes in Net Assets

Years Ended June 30,

	<u>2004</u>	<u>2003</u>
Support and Revenue		
State Appropriations	\$ 600,000	--
State Appropriations Passed Through to Related Organizations	<u>(600,000)</u>	<u>--</u>
Net State Appropriations	--	--
Administrative Support	12,000	--
Interest	393	216
Total Support and Revenue	<u>12,393</u>	<u>216</u>
Expenses		
Administrative Fees	2,846	560
Professional Fees	1,300	6,113
Other Management and General Expenses	139	97
Total Expenses	<u>4,285</u>	<u>6,770</u>
Increase (Decrease) in Net Assets	8,108	(6,554)
Net Assets - Beginning of Year	<u>8,471</u>	<u>15,025</u>
Net Assets - End of Year	<u>\$ 16,579</u>	<u>8,471</u>

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

LOESS HILLS DEVELOPMENT AND CONSERVATION AUTHORITY

Statements of Cash Flows

Years Ended June 30,

	<u>2004</u>	<u>2003</u>
Cash Flows from Operating Activities		
Increase (Decrease) in Net Assets	\$ 8,108	(6,554)
Adjustments to Reconcile Increase (Decrease) in Net Assets to Net Cash Provided by Operating Activities		
Increase (Decrease) in Accounts Payable	<u>446</u>	<u>(303)</u>
Net Cash Flows from Operating Activities	8,554	(6,857)
 Cash Balances - Beginning of Year	 <u>9,043</u>	 <u>15,900</u>
 Cash Balances - End of Year	 <u><u>\$ 17,597</u></u>	 <u><u>9,043</u></u>

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

LOESS HILLS DEVELOPMENT AND CONSERVATION AUTHORITY

Notes to Financial Statements

June 30, 2004 and 2003

1. Nature of Activities and Summary of Significant Accounting Policies

Loess Hills Development and Conservation Authority was established by the Iowa General Assembly in 1993 under Chapter 161D, Code of Iowa. The mission of the Authority is to develop and coordinate plans for projects related to the unique natural resources, rural development and infrastructure problems of the twenty-two counties in the deep loess soils region of western Iowa.

The Authority administers the Loess Hills Development and Conservation Fund of the State Treasury. Proceeds from this fund are then passed through to and used by the Authority's two related organizations, the Hungry Canyons Alliance, Inc. and the Loess Hills Alliance, for the furtherance of the Authority's mission.

In 2004, the Organization implemented GASB Statement No. 34, Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments.

The accompanying financial statements, which include all programs administered by Loess Hills Development and Conservation Authority, have been prepared in conformity with generally accepted accounting principles promulgated by the Governmental Accounting Standards Board (GASB) and other accounting principles appropriate for nonprofit associations.

The Organization's Board of Directors is comprised of one representative appointed by the board of supervisors of each county participating in the Authority.

The Statements of Financial Position, Activities and Changes in Net Assets, and Cash Flows are all organization-wide financial statements. They report information for all of Loess Hills Development and Conservation Authority's activities, which are in turn all deemed to be Governmental activities. The Organization has no proprietary type activities.

The following describes the significant accounting policies.

Revenue Recognition

Revenues from appropriations, grants and other services are recognized when received. State appropriations, and interest earned thereon, in excess of related program expenses are recorded as temporarily restricted net assets until those funds are expended.

Income Taxes

The Organization is considered to be an affiliate of a governmental unit, making it exempt from state and federal income taxes under the Internal Revenue Code and, accordingly, no provision has been made for income tax liabilities or expense. The Organization is not considered a private foundation.

Estimates

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

Cash Equivalents

For purposes of the Statements of Cash Flows, the Organization considers all highly liquid debt instruments purchases with maturity of three months or less to be cash equivalents. The Organization did not hold any such investments at the year-end date.

Concentration of Credit Risk

Support from Government Agencies - The Organization receives a substantial portion of its revenue from state grants. A significant reduction in the level of government funding would have a major affect on the Organization's programs and activities.

Cash funds deposited in excess of federally insured limits are protected by the Iowa State Sinking Fund for banks and savings associations, which covers Iowa uninsured public funds.

Fair Value of Financial Instruments

The carrying amounts of cash, receivables, accounts payable, accrued expenses, and other liabilities approximate their fair values due to the short-term maturities of these financial instruments.

Reclassifications

Certain reclassifications to the 2003 financial statements have been made to conform to the 2004 presentation.

Donor - Imposed Restrictions

All contributions are considered to be available for unrestricted use unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor for specific purposes are reported as temporarily restricted or permanently restricted support depending on the nature of the restriction.

Principal Programs

The following is a summary description of the principal programs administered by the Authority:

Hungry Canyons Alliance, Inc. – This Organization provides demonstrations, conducts research in effective methods, and provides financial and technical assistance for streambed stabilization projects in the loess soils region.

Loess Hills Alliance – This Organization's primary focus is to protect special natural and cultural resources while ensuring economic viability and private property rights of the loess soils region.

2. Cooperative Agreement

The Organization enters into, on an annual basis, a cooperative agreement with Golden Hills Resource Conservation and Development, Inc. Under this agreement, Golden Hills Resource Conservation and Development, Inc. performs various duties, as follows: (1) Administers the payments for the Authority's expenses; (2) Holds semi-annual meetings of the Executive Committee at which expenditures of the projects are reviewed and approved; (3) Reviews semi-annual activity and financial reports of the Authority, and; (4) Arranges for, prepares for, and reviews the annual audit and related reports.

LOESS HILLS ALLIANCE
Budgetary Comparison Schedule
 Year Ended June 30, 2004

	Budget (Including Carryover)	Actual	Budget Variance Over (Under)
Support and Revenue			
State Appropriations	\$ 600,000	600,000	--
State Appropriations Passed Through to Related Organizations	(600,000)	(600,000)	--
Net State Appropriations	--	--	--
Administrative Support	12,000	12,000	--
Interest	1,439	393	(1,046)
Total Support and Revenue	<u>13,439</u>	<u>12,393</u>	<u>(1,046)</u>
Expenses			
Administrative Fees	7,000	2,846	(4,154)
Professional Fees	6,300	1,300	(5,000)
Other Management and General Expenses	139	139	--
Total Expenses	<u>13,439</u>	<u>4,285</u>	<u>(9,154)</u>
Increase in Net Assets	--	8,108	8,108
Net Assets - Beginning of Year	<u>8,471</u>	<u>8,471</u>	--
Net Assets - End of Year	<u>\$ 8,471</u>	<u>16,579</u>	<u>8,108</u>

SEE INDEPENDENT AUDITOR'S REPORT

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

Board of Directors
 Loess Hills Development and Conservation Authority
 Oakland, Iowa

We have audited the financial statements of Loess Hills Development and Conservation Authority as of and for the year ended June 30, 2004, and have issued our report thereon dated August 6, 2004. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

In planning and performing our audit, we considered Loess Hills Development and Conservation Authority's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide an opinion on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error of fraud in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

Compliance and Other Matters

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

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

Meriwether, Wilson and Company P.L.C.

MERIWETHER, WILSON AND COMPANY, P.L.C.
 Certified Public Accountants

August 6, 2004
 West Des Moines, Iowa