

CITY OF UNDERWOOD
INDEPENDENT AUDITORS' REPORTS
BASIC FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION
SCHEDULE OF FINDINGS

JUNE 30, 2008

Table of Contents

		<u>Page</u>
Officials		3
Independent Auditors' Report		5-6
Management's Discussion and Analysis		7-12
Basic Financial Statements:	<u>Exhibit</u>	
Government-wide Financial Statement:		
Statement of Activities and Net Assets – Cash Basis	A	14-15
Governmental Fund Financial Statements:		
Statement of Cash Receipts, Disbursements and Changes in Cash Balances	B	16-17
Proprietary Fund Financial Statements:		
Statement of Cash Receipts, Disbursements and Changes in Cash Balances	C	18
Notes to Financial Statements		19-28
Required Supplementary Information:		
Budgetary Comparison Schedule of Receipts, Disbursements and Changes in Balances - Budget and Actual (Cash Basis) – All Governmental Funds and Proprietary Funds		30-31
Notes to Required Supplementary Information – Budgetary Reporting		32
Other Supplementary Information:	<u>Schedule</u>	
Statement of Cash Receipts, Disbursements and Changes in Cash Balances - Nonmajor Governmental Funds	1	34
Schedule of Indebtedness	2	35-36
Bond and Note Maturities	3	37-38
Schedule of Receipts by Source and Disbursements by Function – All Governmental Funds	4	39
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 <i>Government Auditing Standards</i>		41-43
Schedule of Findings		44-46

City of Underwood

Officials

(Before January 2008)

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Craig Zenor	Mayor	January 2008
Robert Dose	Council Member	January 2008
Rhonda Johnson	Council Member	January 2008
Shawn McKee	Council Member	January 2008
Edward Freuck	Council Member	January 2010
Jim Pingel	Council Member	January 2010

(After January 2008)

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Dennis Bardsley	Mayor	January 2010
Edward Freuck	Council Member	January 2010
Jim Pingel	Council Member	January 2010
Robert Dose	Council Member	January 2012
Todd Erwin	Council Member	January 2012
Rhonda Johnson	Council Member	January 2012
Kelly Groskurth	City Clerk	Indefinite
Lea Voss	Treasurer	Indefinite
Matthew Woods	Attorney	Indefinite

City of Underwood

November 10, 2008

Independent Auditors' Report

To the Honorable Mayor and
Members of the City Council:

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Underwood, Iowa, as of and for the year ended June 30, 2008, which collectively comprise the City's basic financial statements listed in the table of contents. These financial statements are the responsibility of the City of Underwood's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with U.S. generally accepted auditing standards, 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 our audit provides a reasonable basis for our opinions.

As described in Note 1, these financial statements were prepared on the basis of cash receipts and disbursements, which is a comprehensive basis of accounting other than U.S. generally accepted accounting principles.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Underwood as of June 30, 2008, and the respective changes in cash basis financial position for the year then ended in conformity with the basis of accounting described in Note 1.

In accordance with *Government Auditing Standards*, we have also issued our reports dated November 10, 2008 on our consideration of the City of Underwood'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 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.

Continued...

Independent Auditor's Report
City of Underwood

Management's Discussion and Analysis and budgetary comparison information on pages 7 through 12 and 30 through 32 are not required parts of the basic financial statements, but are supplementary information required by the Governmental Accounting Standards Board. We applied limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the City of Underwood's basic financial statements. We previously audited, in accordance with the standards referred to in the second paragraph of this report, the financial statements for the three years ended June 30, 2007 (none of which are presented herein) and expressed unqualified opinions on those financial statements. Other supplementary information included in Schedules 1 through 4, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in our audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Underwood, we offer readers of the City of Underwood's financial statements this narrative overview and analysis of the financial activities of the City of Underwood for the fiscal year ending June 30, 2008. This section should be read in conjunction with the financial statements and the accompanying notes that follow.

2008 Financial Highlights

- Receipts of the City's governmental activities increased by 8.7%, or approximately \$55,000 for fiscal 2007 to fiscal 2008. Property tax increased approximately \$25,000. Intergovernmental receipts increased \$49,000.
- Disbursements increased 18.7%, or approximately \$126,000, in fiscal 2008 from fiscal 2007. Public Works, Community & Economic Development, and General Government, Debt Service and Capital Improvement disbursements increased approximately \$48,643, \$37,400, \$5,696, \$1,264, and \$221,019 respectively. Public Safety and Culture and Recreation disbursements decreased approximately \$181,053, and \$6,506 respectively.
- The City's total cash basis net assets increased 75.6%, or approximately \$443,000, from June 30, 2007 to June 30, 2008. Of this amount, the assets of the governmental activities increased approximately \$390,000 the assets of the business type activities increased by approximately \$53,000.

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 City's financial activities.

The government-wide Financial Statement consists of a Statement of Activities and Net Assets. This statement provides information about the activities of the City as a whole and presents an overall view of the City's finances.

The Fund Financial Statements tell how governmental services were financed in the short term as well as what remains for future spending. Fund Financial Statements report the City's operations in more detail than the government-wide statement by providing information about the most significant funds.

Notes to financial statements provide additional information essential to a full understanding of the data provided in the basic financial statements.

Required Supplementary Information further explains and supports the financial statements with a comparison of the City's budget for the year.

Other Supplementary Information provides detailed information about the non-major governmental funds.

Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles. Therefore, when reviewing the financial information and discussion within this annual report, the reader should keep in mind the limitation resulting from the use of the cash basis of accounting.

REPORTING THE CITY'S FINANCIAL ACTIVITIES

Government-wide Financial Statement

One of the most important questions asked about the City's finances is, "Is the City as a whole better off or worse off as a result of the year's activities?" The Statement of Activities and Net Assets reports information which helps answer this question.

The Statement of Activities and Net Assets presents the City's net assets. Over time, increases or decreases in the City's net assets may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities and Net Assets is divided into two kinds of activities:

- Governmental Activities include public safety, public works, culture and recreation, community and economic development, general government, and debt service. Property tax and state and federal grants finance most of these activities.
- Business Type Activities include the solid waste removal, and the sanitary sewer system. This activity is financed primarily by user charges.

Fund Financial Statements

The city has two kinds of funds:

- 1) Governmental funds account for most of the City's basic services. These focus on how money flows into and out of those funds, and the balances at year-end that are available for spending. The governmental funds include: 1) the General Fund, 2) the Special Revenue Funds, such as Road Use Tax and Urban Renewal Tax Increment, and 3) the Debt Service Fund. The Governmental Fund Financial Statements provide a detailed, short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs.

The required financial statements for governmental funds include a statement of cash receipts, disbursements and changes in cash balances.

- 2) Proprietary funds account for the City's Enterprise Funds. Enterprise Funds are used to report business type activities. The City maintains two Enterprise Funds to provide separate information for the solid waste (garbage) fund and the sewer fund. The Sewer Fund is considered to be a major fund of the City.

The required financial statements for proprietary funds include a statement of cash receipts, disbursements and changes in cash balances.

Reconciliations between the government-wide statement and the fund financial statements follow the fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net assets may serve over time as a useful indicator of financial position. The City's cash balance for governmental activities increased moderately from a year ago, increasing from \$333 thousand to \$450 thousand. The analysis that follows focuses on the changes in cash balances for governmental activities.

Changes in Cash Basis Net Assets of Governmental Activities (Expressed in Thousands)		
	<u>Year Ended June 30,</u>	
	<u>2007</u>	<u>2008</u>
Receipts and other financing sources:		
Property Tax	\$ 231	256
Tax increment financing collections	112	106
Other City Tax	85	77
Licenses and permits	6	14
Use of money and property	13	16
Intergovernmental	155	204
Charges for Service	10	10
Special assessments	0	1
Miscellaneous	21	4
	633	688
Disbursements and other financing uses:		
Public safety	245	64
Public works	42	90
Health and social services	0	0
Culture and recreation	22	16
Community and economic development	123	160
General government	117	123
Debt service	97	98
Capital projects	28	249
	674	800
Excess (deficiency) of receipts over (under) disbursements	<41>	<112>
Other financing sources (uses), net	158	502
Net change in cash basis net assets	117	390
Cash basis net assets beginning of year	333	450
Cash basis net assets end of year	450	840

The total receipts for governmental activities increased by 8.7%, or \$55,000. The total cost of all programs and services increased by approximately \$126,000 or 18.7%, with no new programs added this year.

The City property tax rates remained the same.

The cost of all governmental activities this year was \$870 thousand compared to \$674 thousand last year.

As shown in the statement of Activities and Net Assets, the amount taxpayers ultimately financed for these activities was \$568 thousand, due to costs paid by those directly benefited from the programs (\$25,000) or by other governments, organizations that subsidized certain programs with grants, contributions and restricted interest (\$173,000) and by a capital grant received (\$34,000).

Changes in Cash Basis Net Assets of Business Type Activities (Expressed in Thousands)		
	<u>Year ended June 30,</u>	
	<u>2007</u>	<u>2008</u>
Operating receipts		
Charges for service	134	140
Special assessments	2	1
Miscellaneous	<u>12</u>	<u>4</u>
	148	145
Operating disbursements		
Sewer	52	58
Garbage	<u>31</u>	<u>33</u>
	83	91
Excess (deficiency) of operating receipts over (under) operating disbursements	65	54
Nonoperating receipts (disbursements) and transfer		
Debt Service	(26)	(18)
Transfers	<u>19</u>	<u>17</u>
	<u>(7)</u>	<u>(1)</u>
Net change in cash basis net assets	58	53
Cash basis net assets beginning of year	<u>77</u>	<u>135</u>
Cash basis net assets end of year	135	188

Total business type activities receipts for the fiscal year were \$145 thousand compared to \$148 thousand last year. This decrease was due primarily to an increase in collection accounts to the Proprietary Fund. The cash balance increased by approximately \$53,000 from the prior year. Total disbursements for the fiscal year increased due to recording a slight increase in garbage contract and having many sewer lines jetted and videoed.

INDIVIDUAL MAJOR GOVERNMENTAL FUND ANALYSIS

As the City of Underwood completed the year, its governmental funds reported a combined fund balance of \$839,780, an increase of \$389,617 above last year's total of \$450,163. The following are the major reasons for the changes in fund balances of the major funds from the prior year.

- The General Fund balance at the end of the year was \$219,510 an increase of \$62,721 from prior year.
- The Urban Renewal Tax Increment Fund balance at the end of the fiscal year was \$64,892 a decrease of \$5,925 from the previous year. The decrease was the result of the Low-Moderate Income Housing Assistance Program disbursed to qualified applicants.
- The Debt Service Fund cash balance was to \$137 a decrease of \$5,371 from prior year.
- The Road Use Tax Fund balance at the end of the fiscal year was \$160,813 decrease of \$33,069.
- The Capital Projects Fund at the end of the fiscal year was \$364,624 due to \$520,000 project note proceeds..

INDIVIDUAL MAJOR BUSINESS TYPE FUND ANALYSIS

- The Sewer Fund balance increased by \$47,734 to \$176,396 due a sewer improvement revenue bond was paid in full the fiscal year ending 2007.
- The Garbage Fund balance increased by \$5,300 to \$11,813.

BUDGETARY HIGHLIGHTS

Over the course of the year, the City budget was amended by \$709,049 for revenues and \$338,900 for disbursements. Revenues increased due to bond proceeds received and that were not recorded in the original budget. Disbursements increased do to the civil defense siren project and 3rd Street overlay project finishing after June 30, 2008. Disbursements also increased due to the money received for the Veterans Monument from the county being given to the UMBA Hall to build monument. The 3rd Street Capital Improvement project began earlier than scheduled. Overall the City received \$36,112 less in revenues than budgeted due TIF revenues were less than expected. However, the City disbursements were \$155,932 less than budgeted.

DEBT ADMINISTRATION

At June 30, 2008, the City had approximately \$427,000 in bonds and other long-term debt, compared to approximately \$521,000 last year as shown below:

	Outstanding Debt at Year End (Expressed in Thousands)	
	Year ended June 30,	
	2008	2007
General obligation notes and bonds	392	470
Revenue Bonds	<u>35</u>	<u>51</u>
	<u>427</u>	<u>521</u>
Anticipatory notes	520	0

Anticipatory warrant is for the 3rd Street West Capital improvement project.

The Constitution of the State of Iowa limits the amount of general obligation debt cities can issue to 5% of the assessed value of all taxable property within the City's corporate limits. The City's outstanding general obligation debt was \$392,000 at fiscal year end. The city has entered into tax increment financing rebate agreements for the purpose of residential economic development which principal balances totaled \$298,267 at fiscal year end. That debt, while not a general obligation of the City, is subject to the constitutional debt limit of the City. That, coupled with the debt of \$392,000 noted above, is below the City's constitutional debt limit of \$2 million.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The City of Underwood's elected and appointed officials and citizens considered many factors when setting the fiscal year 2009 budget, tax rates, and fees that will be charged for various City activities.

These indicators were taken into account when adopting the budget for fiscal year 2009. The operating budget for 2009 is \$1.3 million, a increase of 29% over the final 2008 budget. Property tax rate will remain the same as last year. The regular taxable valuation increased 20% from \$17.3 million in 2008 to \$18.7 million in 2009. The tax rate for debt service stayed the same at \$3.3 per thousand of taxable valuation.

Budgeted disbursements are expected to increase by approximately \$402,000 from 2008 due to capital improvement projects. No major programs were cut and no major new programs were added to the 2009 budget.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact Kelly Groskurth, City Clerk, 218 Second Street, Underwood, Iowa.

City of Underwood
Basic Financial Statements

City of Underwood
Statement of Activities and Net Assets – Cash Basis
As of and for the year ended June 30, 2008

		Program Receipts	
	Disbursements	Charges for Service	Operating Grants Contributions and Restricted Interest
Functions/Programs:			
Governmental activities:			
Public safety	\$ 63,655	9,754	82,089
Public works	90,412	461	61,509
Culture and recreation	15,818	1,200	-
Community and economic development	160,643	11,904	25,240
General government	122,462	2,160	3,946
Debt service	98,114	-	-
Capital projects	249,091	-	-
Total governmental activities	800,195	25,479	172,784
Business type activities:			
Sewer	76,601	106,927	-
Garbage	32,684	37,984	-
Total business type activities	109,285	144,911	-
Total	\$ 909,480	170,390	172,784

General Receipts:

Property tax levied for:
 General purposes
 Tax increment financing
 Debt service
Local option sales tax
Grants and contributions not restricted to specific purpose
Unrestricted interest on investments
Anticipatory note proceeds net of discount
Sale of assets
Transfers
 Total general receipts and transfers

Change in cash basis net assets

Cash basis net assets beginning of year

Cash basis net assets end of year

Cash Basis Net Assets:

Restricted:
 Streets
 Urban renewal purposes
 Debt service
 Capital projects
 Other purposes
Unrestricted

Total cash basis net assets

See notes to financial statements.

Capital Grants Contributions and Restricted Interest	Net (Disbursement) Receipts and Changes in Cash Basis Net Assets		
	Governmental Activities	Business Type Activities	Total
-	28,188	-	28,188
-	(28,442)	-	(28,442)
-	(14,618)	-	(14,618)
-	(123,499)	-	(123,499)
-	(116,356)	-	(116,356)
-	(98,114)	-	(98,114)
33,987	(215,104)	-	(215,104)
<u>33,987</u>	<u>(567,945)</u>	<u>-</u>	<u>(567,945)</u>
-	-	30,326	30,326
-	-	5,300	5,300
-	-	<u>35,626</u>	<u>35,626</u>
<u>33,987</u>	<u>(567,945)</u>	<u>35,626</u>	<u>(532,319)</u>
\$	191,393	-	191,393
	105,459	-	105,459
	73,354	-	73,354
	68,542	-	68,542
	1,258	-	1,258
	15,791	273	16,064
	514,800	-	514,800
	4,100	-	4,100
	(17,135)	17,135	-
	<u>957,562</u>	<u>17,408</u>	<u>974,970</u>
	389,617	53,034	442,651
	<u>450,163</u>	<u>135,175</u>	<u>585,338</u>
\$	<u>839,780</u>	<u>188,209</u>	<u>1,027,989</u>
\$	160,813	-	160,813
	64,892	-	64,892
	137	46,556	46,693
	364,624	-	364,624
	29,804	-	29,804
	<u>219,510</u>	<u>141,653</u>	<u>361,163</u>
\$	<u>839,780</u>	<u>188,209</u>	<u>1,027,989</u>

City of Underwood
Statement of Cash Receipts, Disbursements
and Changes in Cash Balances - Governmental Funds
As of and for the year ended June 30, 2008

	Special Revenue			
	General	Road Use Tax	Urban Renewal Tax Increment	Debt Service
Receipts				
Property tax	\$ 136,251	-	-	71,534
Tax increment financing collections	-	-	105,459	-
Other city tax	5,423	-	-	1,820
Licenses and permits	14,064	-	-	-
Use of money and property	15,791	-	240	-
Intergovernmental	108,347	61,509	-	-
Charges for service	10,954	-	-	-
Special assessments	461	-	-	-
Miscellaneous	3,946	-	-	-
Total receipts	295,237	61,509	105,699	73,354
Disbursements				
Operating:				
Public safety	63,655	-	-	-
Public works	-	86,186	-	-
Culture and recreation	12,744	-	-	-
Community and economic development	48,851	-	111,624	-
General government	86,848	-	-	-
Debt service	-	-	-	98,114
Capital projects	-	-	-	-
Total disbursements	212,098	86,186	111,624	98,114
Excess (deficiency) of receipts over (under) disbursements	83,139	(24,677)	(5,925)	(24,760)
Other financing sources (uses):				
Sale of capital assets	4,100	-	-	-
Anticipatory note proceeds, net of discount	-	-	-	-
Operating transfers in	-	51,407	-	19,389
Operating transfers out	(24,518)	(59,799)	-	-
Total other financing sources (uses)	(20,418)	(8,392)	-	19,389
Net change in cash balances	62,721	(33,069)	(5,925)	(5,371)
Cash balances beginning of year	156,789	193,882	70,817	5,508
Cash balances end of year	\$ 219,510	160,813	64,892	137
Cash Basis Fund Balances				
Reserved for debt service	\$ -	-	-	137
Unreserved:				
General fund	219,510	-	-	-
Special revenue funds	-	160,813	64,892	-
Capital projects fund	-	-	-	-
Total cash basis fund balances	\$ 219,510	160,813	64,892	137

See notes to financial statements.

Exhibit B

Capital Projects	Other Nonmajor Governmental Funds	Total
-	48,257	256,042
-	-	105,459
-	70,004	77,247
-	-	14,064
40	-	16,071
33,947	-	203,803
-	-	10,954
-	-	461
-	-	3,946
<u>33,987</u>	<u>118,261</u>	<u>688,047</u>
-	-	63,655
-	4,226	90,412
-	3,074	15,818
-	168	160,643
-	35,614	122,462
-	-	98,114
249,091	-	249,091
<u>249,091</u>	<u>43,082</u>	<u>800,195</u>
(215,104)	75,179	(112,148)
-	-	4,100
514,800	-	514,800
64,928	-	135,724
-	(68,542)	(152,859)
<u>579,728</u>	<u>(68,542)</u>	<u>501,765</u>
364,624	6,637	389,617
-	23,167	450,163
<u>364,624</u>	<u>29,804</u>	<u>839,780</u>
-	-	137
-	-	219,510
-	29,804	255,509
<u>364,624</u>	<u>-</u>	<u>364,624</u>
<u>364,624</u>	<u>29,804</u>	<u>839,780</u>

City of Underwood
 Statement of Cash Receipts, Disbursements and Changes in Cash Balances
 Proprietary Funds
 As of and for the year ended June 30, 2008

	Enterprise Funds		
	Sewer	Garbage	Total
Operating receipts:			
Charges for service	\$ 102,076	37,964	140,040
Special assessment	709	-	709
Miscellaneous	4,142	20	4,162
Total operating receipts	106,927	37,984	144,911
Operating disbursements:			
Business type activities	58,355	32,684	91,039
Total operating disbursements	58,355	32,684	91,039
Excess of operating receipts over operating disbursements	48,572	5,300	53,872
Non-operating receipts (disbursements):			
Interest on investments	273	-	273
Debt service	(18,246)	-	(18,246)
Total non-operating receipts (disbursements)	(17,973)	-	(17,973)
Excess of receipts over disbursements	30,599	5,300	35,899
Operating transfers in	17,135	-	17,135
Net change in cash balances	47,734	5,300	53,034
Cash balances beginning of year	128,662	6,513	135,175
Cash balances end of year	\$ 176,396	11,813	188,209
 Cash Basis Fund Balances			
Reserved for debt service	\$ 46,556	-	46,556
Unreserved	129,840	11,813	141,653
Total cash basis fund balances	\$ 176,396	11,813	188,209

See notes to financial statements.

City of Underwood
Notes to Financial Statements
June 30, 2008

NOTE (1) Summary of Significant Accounting Policies

The City of Underwood is a political subdivision of the State of Iowa located in Pottawattamie County. It was first incorporated in 1902 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens, including public safety, public works, health and social services, culture and recreation, community and economic development, and general government services. The City also provides sewer and garbage utilities for its citizens.

A. Reporting Entity

For financial reporting purposes, the City of Underwood has included all funds, organizations, agencies, boards, commissions and authorities. The City has also considered all potential component units for which it is financially accountable and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the City. The City has no component units which meet the Governmental Accounting Standards Board criteria.

Jointly Governed Organizations

The City participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions: Pottawattamie County Assessor's Conference Board, City Assessor's Conference Board and Pottawattamie County Emergency Management Commission.

B. Basis of Presentation

Government-wide Financial Statements - The Statement of Activities and Net Assets reports information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities, which are supported by tax and intergovernmental revenues, are reported separately from business type activities, which rely to a significant extent on fees and charges for services.

City of Underwood
Notes to Financial Statements
June 30, 2008

NOTE (1) Summary of Significant Accounting Policies - Continued

B. Basis of Presentation - Continued

The Statement of Activities and Net Assets presents the City's nonfiduciary net assets. Net assets are reported in two categories:

Restricted net assets result when constraints placed on net asset use are either externally imposed or imposed by law through constitutional provisions or enabling legislation.

Unrestricted net assets consist of net assets that do not meet the definition of the preceding category. Unrestricted net assets often have constraints on resources imposed by management, which can be removed or modified.

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

Fund Financial Statements – 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. All remaining governmental funds are aggregated and reported as nonmajor governmental funds.

The City reports the following major governmental funds:

The General Fund is the general operating fund of the City. All general tax receipts and other receipts not allocated by law or contractual agreement to some other fund are accounted for in this fund. From the fund are paid the general operating disbursements, the fixed charges and the capital improvement costs that are not paid from other funds.

Special Revenue:

The Road Use Tax Fund is used to account for road construction and maintenance.

The Urban Renewal Tax Increment Fund is used to account for urban renewal projects financed by tax increment financing.

City of Underwood
Notes to Financial Statements
June 30, 2008

NOTE (1) Summary of Significant Accounting Policies - Continued

B. Basis of Presentation – Continued

The Capital Projects Fund is used to account for all resources used in the construction of capital facilities with the exception of those that are financed through enterprise funds.

The Debt Service Fund is utilized to account for the payment of interest and principal on the City's general long-term debt.

The City reports the following major proprietary funds:

The Sewer Fund accounts for the operation and maintenance of the City's sanitary sewer system.

The Garbage Fund accounts for the operation of the City's solid waste disposal.

C. Measurement Focus and Basis of Accounting

The City of Underwood maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general receipts. Thus, when program disbursements are paid, there are both restricted and unrestricted cash basis net assets available to finance the program. It is the City's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants and then by general receipts.

Proprietary funds distinguish operating receipts and disbursements from non-operating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All receipts and disbursements not meeting this definition are reported as non-operating receipts and disbursements.

D. Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Required Supplementary Information. During the year ended June 30, 2008, disbursements did not exceed the amounts budgeted.

City of Underwood
Notes to Financial Statements
June 30, 2008

NOTE (1) Summary of Significant Accounting Policies - Continued

E. Property Tax Calendar

The City's property tax rates were extended against the assessed valuation of the City as of January 1, 2006, to compute the amounts which became liens on property on July 1, 2007. These taxes were due and payable in two installments on September 30, 2007 and March 31, 2008, at the Pottawattamie County Treasurer's Office. These taxes are recognized as income to the City when they are received from the county.

NOTE (2) Cash and Pooled Investments

The City's deposits in banks at June 30, 2008 were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

The City's cash, which consists of cash in bank and certificates of deposit, totaled \$1,027,989.

The City had no investments meeting the disclosure requirements of Governmental Accounting Standards Board (GASB) Statement No. 3, as amended by Statement No. 40.

NOTE (3) Bonds and Notes Payable

Annual debt service requirements to maturity of general obligation bonds and revenue notes are as follows:

Year Ended June 30,	General Obligation Bonds		Revenue Notes		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2009	\$ 71,151	17,389	17,028	1,218	88,179	18,607
2010	80,100	13,784	17,807	439	97,907	14,223
2011	65,962	10,248	-	-	65,962	10,248
2012	57,921	7,491	-	-	57,921	7,491
2013	49,870	4,741	-	-	49,870	4,741
2014-2016	66,717	5,857	-	-	66,717	5,857
Total	\$ 391,721	59,510	34,835	1,657	426,556	61,167

Interest costs paid during the year ended June 30, 2008 totaled \$22,670.

The Code of Iowa requires that principal and interest on general obligation bonds be paid from the Debt Service Fund.

City of Underwood
Notes to Financial Statements
June 30, 2008

NOTE (3) Bonds and Notes Payable - Continued

The City has a general obligation debt limit of approximately \$2,000,000 which was not exceeded during the year ended June 30, 2008.

Revenue Notes

The City has pledged future sewer customer receipts, net of specified operating disbursements, to repay \$110,000 in sewer revenue notes issued in February 2003. Proceeds from the notes provided financing for the construction of improvements to the sewer treatment plant. The notes are payable solely from sewer customer net receipts and are payable through 2010. Annual principal and interest payments on the notes are expected to require less than 40 percent of net receipts. The total principal and interest remaining to be paid on the notes is \$36,492. For the current year, principal and interest paid and total customer net receipts were \$18,246 and \$48,572, respectively.

The resolutions providing for the issuance of the revenue notes include the following provisions:

- a) The notes will only be redeemed from the future earnings of the sewer enterprise activity, and the note holders hold a lien on the future earnings of the fund.
- b) Sufficient monthly transfers shall be made to the sewer revenue note sinking account for the purpose of making the note principal and interest payments when due.

The City has complied with the provisions of the resolution.

NOTE (4) Pension and Retirement Benefits

The City contributes to the Iowa Public Employees Retirement System (IPERS) which is a cost-sharing multiple-employer defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. IPERS issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained by writing to IPERS, P.O. Box 9117, Des Moines, Iowa, 50306-9117.

Plan members are required to contribute 3.90% of their annual salary and the City is required to contribute 6.05% of annual covered payroll. Contribution requirements are established by State statute. The City's contribution to IPERS for the years ended June 30, 2008, 2007, and 2006, was \$4,969, \$4,851, and \$4,132, respectively, equal to the required contributions for each year.

City of Underwood
Notes to Financial Statements
June 30, 2008

NOTE (5) Loan Anticipation Notes

The City issued \$520,000 in loan anticipation notes, at 2.75% interest per annum, for a street improvement project. The notes are payable June 2009, with interest payable semiannually at Dec. 1, 2008 and the maturity date.

NOTE (6) Compensated Absences

City employees accumulate a limited amount of earned but unused vacation and comp time hours for subsequent use or for payment upon termination, retirement or death. These accumulations are not recognized as disbursements by the City until used or paid. The City's approximate liability for earned vacation and comp time termination payments payable to employees at June 30, 2008, primarily relating to the General Fund is \$952. This liability is computed on rates of pay effective as of June 30, 2008.

NOTE (7) Interfund Transfers

The detail of interfund transfers for the year ended June 30, 2008 is as follows:

Transfer to	Transfer from	Amount
Special Revenue: Road Use Tax	Special Revenue: Local Option Sales Tax	\$ 51,407
Debt Service	General	19,389
Capital Projects	General	5,129
	Special Revenue: Road Use Tax	59,799
Proprietary: Sewer	Special Revenue: Local Option Sales Tax	<u>17,135</u>
		<u>\$ 152,859</u>

Transfers generally move resources from the fund statutorily required to collect the resources to the fund statutorily required to disburse resources.

NOTE (8) Related Party Transactions

The City has two urban renewal tax increment financing development rebate agreements with a City Council member. See Note 10 – McKee Development Agreements.

City of Underwood
Notes to Financial Statements
June 30, 2008

NOTE (9) Risk Management

The City is a member in the Iowa Communities Assurance Pool, as allowed by Chapter 670.7 of the Code of Iowa. The Iowa Communities Assurance Pool (Pool) is a local government risk-sharing pool whose 563 members include various governmental entities throughout the State of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials' liability, police professional liability, property, inland marine, and boiler/machinery. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses due and payable in the current year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained to equal 200 percent of the total current members' basis rates or to comply with the requirements of any applicable regulatory authority having jurisdiction over the Pool.

The Pool also provides property coverage. Members who elect such coverage make annual operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses and reinsurance premiums, all of which are due and payable in the current year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The City's property and casualty contributions to the risk pool are recorded as disbursements from its operating funds at the time of payment to the risk pool. The City's annual contributions to the Pool for the year ended June 30, 2008 were \$18,597.

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional, and public officials' liability risks up to \$350,000 per claim. Claims exceeding \$350,000 are reinsured in an amount not to exceed \$2,650,000 per claim and \$10,000,000 in aggregate per year. For members requiring specific coverage from \$3,000,000 to \$10,000,000, such excess coverage is also reinsured. Property and automobile physical damage risks are retained by the Pool up to \$100,000 each accident, each location, with excess coverage reinsured on an individual member basis.

City of Underwood
Notes to Financial Statements
June 30, 2008

NOTE (9) Risk Management - Continued

The Pool's intergovernmental contract with its members provides that in the event a casualty claim or series of claims exceeds the amount of risk-sharing protection provided by the member's risk-sharing certificate, or in the event that a series of casualty claims exhausts total members' equity plus any reinsurance and any excess risk-sharing recoveries, then payment of such claims shall be the obligation of the respective individual member. As of June 30, 2008, settled claims have not exceeded the risk pool or reinsurance company coverage since the Pool's inception.

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, payments for all claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Members withdrawing within the first six years of membership may receive a partial refund of their capital contributions. If a member withdraws after the sixth year, the member is refunded 100 percent of its capital contributions. However, the refund is reduced by an amount equal to the annual operating contribution which the withdrawing member would have made for the one-year period following withdrawal.

The City also carries workmen's compensation insurance purchased from Iowa Municipal Workers Compensation Association. The City assumes liability for any deductions, and claims in excess of coverage limitations. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

NOTE (10) Urban Renewal Tax Increment Financing Development Agreements

McKee Development Agreements

On February 8, 2000, the City entered into an agreement with McKee Contracting. The developer agreed to provide improvements to certain property within the City's Urban Renewal South Area for the purpose of constructing housing units. In exchange, the City agreed to make urban renewal increment tax payments to the Developer semi-annually of eligible costs of approximately \$28,000. If tax increment financing collections are available, these payments will be made December 1 and June 1 of each fiscal year, beginning December 1, 2002 and continue for nine fiscal years or until the total has been paid. The City shall retain 42.82% of the urban renewal tax increment revenue for the purpose of providing assistance to low and moderate income families, and pay the remaining 57.18% to the developer. The City paid \$661 of principal and interest during the year on the agreement.

City of Underwood
Notes to Financial Statements
June 30, 2008

NOTE (10) Urban Renewal Tax Increment Financing Development Agreements - Continued

McKee Development Agreements - Continued

On December 10, 2003, the City entered into an agreement with McKee Contracting. In 2005, the agreement was amended with McKee & Smith Enterprises. The developer agreed to provide improvements to certain property within the City's Field Crest Urban Renewal Area for the purpose of constructing housing units. The total costs to be incurred on the project over a period of 16 years, are to be approximately \$1,688,339. In exchange, the City agreed to make urban renewal increment tax payments to the developer semi-annually. If tax increment financing collections are available, these payments will be made December 1 and June 1 of each fiscal year, beginning on the first December 1 for which incremental tax revenues become available with respect to each Phase of the development, and continuing for a total of ten years for each of the Phases. There are six Phases of construction from the years 2004 through 2020. The City paid the developer \$16,379 of principal and interest during the year.

HLH Development Agreement

On January 9, 2001, the City entered into an agreement with HLH Development, L.C. The developer agreed to provide improvements to certain property within the City's Urban Renewal South Area legally described as Eagle Landing for the purpose of constructing housing units. In exchange, the City agreed to make urban renewal tax increment payments to the Developer semi-annually of eligible costs of approximately \$300,785 plus interest of 6% per annum calculated from December 1, 2000. If tax increment financing collections are available, these payments will be made December 1 and June 1 of each fiscal year, beginning December 1, 2003 and continue for nine fiscal years or until the total has been paid. The City shall retain 20% of urban renewal tax increment revenue for the purpose of providing assistance to low and moderate income families and pay the remaining 80% to the developer. The City paid the developer \$56,391 for principal and interest during the year.

NOTE (11) Construction Commitment

The City had the following commitments on construction projects at June 30, 2008:

	<u>Estimated Contract</u>	<u>Paid to Date</u>	<u>Balance Remaining</u>	<u>Retainage Due</u>
3 rd Street Construction	\$ 407,710	105,513	302,197	5,553

City of Underwood
Notes to Financial Statements
June 30, 2008

NOTE (12) Commitments

The City has entered into an agreement for law enforcement services. The fee for the fiscal year ending June 30, 2009 is \$12,040.

The City has signed an agreement for solid waste collection services through March 2010 at a cost of \$9.50 per month per household or commercial unit, increased by \$.25 in April 2008.

Required Supplementary Information

City of Underwood
 Budgetary Comparison Schedule
 of Receipts, Disbursements, and Changes in Balances -
 Budget and Actual (Cash Basis) – All Governmental Funds and Proprietary Funds
 Required Supplementary Information
 Year ended June 30, 2008

	Governmental Funds <u>Actual</u>	Proprietary Funds <u>Actual</u>	<u>Actual</u>
Receipts			
Property tax	\$ 256,042	-	256,042
Tax increment financing collections	105,459	-	105,459
Other city tax	77,247	-	77,247
Licenses and permits	14,064	-	14,064
Use of money and property	16,071	273	16,344
Intergovernmental	203,803	-	203,803
Charges for service	10,954	140,040	150,994
Special assessments	461	709	1,170
Miscellaneous	3,946	4,162	8,108
Total receipts	<u>688,047</u>	<u>145,184</u>	<u>833,231</u>
Disbursements			
Public safety	63,655	-	63,655
Public works	90,412	-	90,412
Culture and recreation	15,818	-	15,818
Community and economic development	160,643	-	160,643
General government	122,462	-	122,462
Debt service	98,114	-	98,114
Capital projects	249,091	-	249,091
Business type activities	-	109,285	109,285
Total disbursements	<u>800,195</u>	<u>109,285</u>	<u>909,480</u>
Excess (deficiency) of receipts over (under) disbursements	(112,148)	35,899	(76,249)
Other financing sources, net	<u>501,765</u>	<u>17,135</u>	<u>518,900</u>
Excess of receipts and other financing sources over disbursements and other financing uses	389,617	53,034	442,651
Balances beginning of year	<u>450,163</u>	<u>135,175</u>	<u>585,338</u>
Balances end of year	<u>\$ 839,780</u>	<u>188,209</u>	<u>1,027,989</u>

See accompanying independent auditors' report.

Original Budgeted Amounts	Final Budgeted Amounts	Budget to Actual Variance
254,338	254,338	1,704
139,900	139,900	(34,441)
87,095	87,095	(9,848)
7,375	17,375	(3,311)
5,356	5,356	10,988
125,000	158,060	45,743
160,240	160,240	(9,246)
-	-	1,170
850	850	7,258
<u>780,154</u>	<u>823,214</u>	<u>10,017</u>
48,880	63,780	125
66,010	105,010	14,598
49,412	49,412	33,594
151,042	186,042	25,399
151,789	151,789	29,327
98,114	98,114	-
-	250,000	909
116,238	116,238	6,953
<u>681,485</u>	<u>1,020,385</u>	<u>110,905</u>
98,669	(197,171)	120,922
-	520,000	(1,100)
98,669	322,829	119,822
<u>470,035</u>	<u>585,287</u>	<u>51</u>
<u>568,704</u>	<u>908,116</u>	<u>119,873</u>

City of Underwood
Notes to Required Supplementary Information – Budgetary Reporting
June 30, 2008

The budgetary comparison is presented as Required Supplementary Information in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis following required public notice and hearing for all funds except Internal Service Funds and Fiduciary Funds. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon major classes of disbursements known as functions, not by fund or fund type. These functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects and business type activities. Function disbursements required to be budgeted include disbursements for the General Fund, Special Revenue Funds, Debt Service Fund, Capital Projects Funds and Proprietary Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, two budget amendments increased budgeted disbursements by \$338,900. The budget amendments are reflected in the final budgeted amounts.

During the year ended June 30, 2008, disbursements did not exceed the amended amounts budgeted.

Other Supplementary Information

Schedule 1

City of Underwood
Statement of Cash Receipts, Disbursements
and Changes in Cash Balances
Nonmajor Governmental Funds
As of and for the year ended June 30, 2008

	Special Revenue				Total
	Emergency	Employee Benefits	Insurance	Local Option Sale Tax	
Receipts:					
Property tax	\$ 4,540	26,387	17,330	-	48,257
Other city tax	138	799	525	68,542	70,004
Total receipts	<u>4,678</u>	<u>27,186</u>	<u>17,855</u>	<u>68,542</u>	<u>118,261</u>
Disbursements:					
Operating:					
Public works	-	4,226	-	-	4,226
Culture and recreation	-	3,074	-	-	3,074
Community and economic development	-	168	-	-	168
General government	-	17,017	18,597	-	35,614
Total disbursements	<u>-</u>	<u>24,485</u>	<u>18,597</u>	<u>-</u>	<u>43,082</u>
Excess (deficiency) of receipts over (under) disbursements	4,678	2,701	(742)	68,542	75,179
Other financing sources:					
Operating transfers in	<u>-</u>	<u>-</u>	<u>-</u>	<u>(68,542)</u>	<u>(68,542)</u>
Net change in cash balances	4,678	2,701	(742)	-	6,637
Cash balances beginning of year	<u>8,130</u>	<u>13,226</u>	<u>1,811</u>	<u>-</u>	<u>23,167</u>
Cash balances end of year	<u>\$ 12,808</u>	<u>15,927</u>	<u>1,069</u>	<u>-</u>	<u>29,804</u>
 Cash Basis Fund Balances					
Unreserved:					
Special revenue funds	\$ <u>12,808</u>	<u>15,927</u>	<u>1,069</u>	<u>-</u>	<u>29,804</u>
Total cash basis fund balances	<u>\$ 12,808</u>	<u>15,927</u>	<u>1,069</u>	<u>-</u>	<u>29,804</u>

See accompanying independent auditors' report.

City of Underwood
Schedule of Indebtedness
Year ended June 30, 2008

Obligation	Date of Issue	Interest Rates	Amount Originally Issued
General obligation bonds:			
Street improvements	Nov 20, 2001	4.75 %	\$ 170,000
Special services truck	Feb 28, 2003	4.27 %	100,000
Street improvements	Jun 16, 2003	3.86 %	150,000
Street improvements	Feb 24, 2006	3.95%	75,000
Fire truck	Jun 21, 2007	4.90 %	174,000
Revenue notes:			
Sewer improvement	Feb 28, 2003	4.10 %	\$ 110,000
Loan anticipation notes:			
Street improvement	May 12, 2008	2.75 %	\$ 520,000

See accompanying independent auditors' report.

Schedule 2

<u>Balance Beginning of Year</u>	<u>Issued During Year</u>	<u>Redeemed During Year</u>	<u>Balance End of Year</u>	<u>Interest Paid</u>	<u>Interest Due and Unpaid</u>
86,414	-	17,705	68,709	3,897	-
64,668	-	14,644	50,024	2,641	-
96,831	-	14,635	82,196	3,588	-
48,000	-	15,000	33,000	1,926	-
<u>174,000</u>	<u>-</u>	<u>16,207</u>	<u>157,793</u>	<u>7,869</u>	<u>-</u>
<u>469,913</u>	<u>-</u>	<u>78,191</u>	<u>391,722</u>	<u>19,921</u>	<u>-</u>
<u>51,129</u>	<u>-</u>	<u>16,294</u>	<u>34,835</u>	<u>1,952</u>	<u>-</u>
<u>-</u>	<u>520,000</u>	<u>-</u>	<u>520,000</u>	<u>-</u>	<u>-</u>

City of Underwood
Bond and Note Maturities
June 30, 2008

Year Ending June 30,	Street Improvements Issued Nov. 20, 2001		Rescue Unit Issued Feb 28, 2003		General Obligation Street Improvements Issued Jun. 16, 2003	
	Interest Rate	Amount	Interest Rate	Amount	Interest Rate	Amount
	2009	4.75%	\$ 18,556	4.27%	\$ 5,085	3.86%
2010	4.75%	19,448	4.27%	10,507	3.86%	15,790
2011	4.75%	20,382	4.27%	10,960	3.86%	16,405
2012	4.75%	10,323	4.27%	11,434	3.86%	17,045
2013	-	-	-	12,038	3.86%	17,765
2014	-	-	-	-	-	-
2015	-	-	-	-	-	-
2016	-	-	-	-	-	-
Total		\$ 68,709		\$ 50,024		\$ 82,196

See accompanying independent auditors' report.

Bonds			Revenue Notes			
Street Improvements Issued Feb. 24, 2006		Fire Truck Issued Jun 21, 2007		Sewer Issued Feb 28, 2003		
Interest Rate	Amount	Interest Rate	Amount	Total	Interest Rate	Amount
3.95%	\$ 16,000	4.90 %	\$ 16,320	\$ 71,152	4.10 %	\$ 17,028
3.95%	17,000	4.90 %	17,355	80,100	4.10 %	17,807
-	-	4.90 %	18,215	65,962	-	-
-	-	4.90 %	19,119	57,921	-	-
-	-	4.90 %	20,067	49,870	-	-
-	-	4.90 %	21,062	21,062	-	-
-	-	4.90 %	22,107	22,107	-	-
-	-	4.90 %	23,548	23,548	-	-
	<u>\$ 33,000</u>		<u>\$ 157,793</u>	<u>\$ 391,722</u>		<u>\$ 34,835</u>

City of Underwood
 Schedule of Receipts By Source and Disbursements By Function -
 All Governmental Funds
 For the Last Four Years

	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>
Receipts				
Property tax	\$ 256,042	231,541	212,017	205,970
Tax increment financing collections	105,459	112,347	76,287	98,565
Other city tax	77,247	85,383	90,562	76,458
Licenses and permits	14,064	5,840	7,936	8,683
Use of money and property	16,071	12,858	3,378	1,252
Intergovernmental	203,803	154,660	129,724	148,400
Charges for service	10,954	9,893	15,763	37,616
Special assessments	461	-	15	168
Miscellaneous	3,946	20,544	28,412	10,762
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total	\$ <u>688,047</u>	<u>633,066</u>	<u>564,094</u>	<u>587,874</u>
Disbursements				
Operating:				
Public safety	\$ 63,655	244,708	165,080	80,432
Public works	90,412	41,769	61,710	96,443
Health and social services	-	-	-	650
Culture and recreation	15,818	22,324	12,380	23,735
Community and economic development	160,643	123,243	107,790	97,029
General government	122,462	116,766	126,730	112,466
Debt service	98,114	96,850	91,668	125,109
Capital projects	249,091	28,072	85,151	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total	\$ <u>800,195</u>	<u>673,732</u>	<u>650,509</u>	<u>535,864</u>

See accompanying independent auditors' report.

City of Underwood

November 10, 2008

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 Honorable Mayor and
Members of the City Council:

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Underwood, Iowa, as of and for the year ended June 30, 2008, which collectively comprise the City's basic financial statements listed in the table of contents and have issued our report thereon dated November 10 2008. Our report expressed unqualified opinions on the financial statements which were prepared in conformity with an other comprehensive basis of accounting. We conducted our audit in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

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

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified control deficiencies in internal control over financial reporting that we consider to be significant deficiencies and other deficiencies we consider to be material weaknesses.

Continued...

City of Underwood
Independent Auditors' Report on
Internal Control and Compliance and Other Matters

A control deficiency exists when the design or operation of the control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects City of Underwood's ability to initiate, authorize, record, process, or report financial data reliably in accordance with an other comprehensive basis of accounting such that there is more than a remote likelihood a misstatement of City of Underwood's financial statements that is more than inconsequential will not be prevented or detected by City of Underwood's internal control. We consider the deficiency in internal control described in Part I of the accompanying Schedule of Findings to be a significant deficiency in internal control over financial reporting.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood a material misstatement of the financial statements will not be prevented or detected by City of Underwood's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, we believe the significant deficiency described above is a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Underwood's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance 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 non-compliance that are required to be reported under *Government Auditing Standards*. However, we noted certain immaterial instances of non-compliance or other matters that are described in Part II of the accompanying Schedule of Findings.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2008 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

City of Underwood's responses to findings identified in our audit are described in the accompanying Schedule of Findings. While we have expressed our conclusions on the City's responses, we did not audit City of Underwood's responses and, accordingly, we express no opinion on them.

City of Underwood
Independent Auditors' Report on
Internal Control and Compliance and Other Matters

This report, a public record by law, is intended solely for the information and use of the officials, employees and citizens of the City of Underwood and other parties to whom the City of Underwood may report. This report is not intended to be and should not be used by anyone other than these specified parties.

We would like to acknowledge the many courtesies and assistance extended to us by personnel of the City of Underwood during the course of our audit. Should you have any questions concerning any of the above matters, we shall be pleased to discuss them with you at your convenience.

City of Underwood
Schedule of Findings
Year Ended June 30, 2008

Part I: Findings Related to the Financial Statements:

SIGNIFICANT DEFICIENCIES:

I-A-08 Segregation of Duties

Comment – One important aspect of internal control is the segregation of duties among employees to prevent an individual employee from handling duties which are incompatible. The cash receipts listing, bank deposits, posting of the cash receipts to the cash receipts journal, reconciling and reporting, are at times all done by the same person.

Recommendation – We realize that with a limited number of office employees, segregation of duties is difficult. However, the City should review its control procedures to obtain the maximum internal control possible under the circumstances.

Response – The City Treasurer does a monthly review of the bank statements, bank reconciliations, and general history detail.

Conclusion – Response accepted.

INSTANCES OF NON-COMPLIANCE:

No matters were reported.

City of Underwood
Schedule of Findings
Year Ended June 30, 2008

Part II: Other Findings Related to Statutory Reporting:

II-A-08 Certified Budget

Disbursements during the year ended June 30, 2008 did not exceed the amended budgeted amounts.

II-B-08 Entertainment Expense

We noted no disbursements for parties, banquets or other entertainment for employees that we believe may constitute an unlawful expenditure from public funds as defined in an Attorney General's opinion dated April 25, 1979.

II-C-08 Travel Expense

No disbursements of City money for travel expenses of spouses of City officials or employees were noted.

II-D-08 Business Transactions

Comment - The City made principal and interest payments of \$17,040 on urban renewal tax increment financing rebate agreements held with developer and Council Member Shawn McKee. Holding such agreements with a council member may represent a conflict of interest.

Recommendation - The City should seek legal advice on these matters.

Response - Shawn's term as councilmember expired in January.

Conclusion - Response accepted.

II-E-08 Bond Coverage

Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to insure that the coverage is adequate for current operations.

II-F-08 Council Minutes

Comment - No transactions were found that we believe should have been approved in the Council minutes but were not. However, we noted the City did not publish annual gross salaries in accordance with an Attorney General's opinion dated April 12, 1978.

Recommendation - The City should publish annual individual salaries as required.

Response - We will publish salaries as required.

Conclusion - Response accepted.

City of Underwood
Schedule of Findings
Year Ended June 30, 2008

Part II: Other Findings Related to Statutory Reporting (Continued):

II-G-08 Deposits and Investments

Comment – The City has not adopted a written investment policy. The City has approved official depositories. However, the maximum amount stated in the resolution was exceeded during the year.

Recommendation – The City should adopt a written investment policy that complies with the provisions of Chapter 12B.10B of the Code of Iowa. The City should amend the maximum authorized amount allowed in its depositories.

Response – We will do this.

Conclusion – Response accepted.

II-H-08 Revenue Note

The City is in compliance with the provisions of the sewer revenue note resolution.

II-I-08 Excess Balances

Comment – The cash balances in the Special Revenue Funds, Road Use Tax Account and Emergency Account and the Enterprise Fund, Sewer Account at June 30, 2008 were in excess of the disbursements made from each fund during the year.

Recommendation – The City should consider the necessity of maintaining the excess balances.

Response – The excess balances are considered necessary for the payment of future project costs.

Conclusion – Response accepted.

NEWS RELEASE

Schroer & Associates, P.C. today released an audit report on the City of Underwood, Iowa.

The City's receipts totaled \$1,352,131 for the year ended June 30, 2008, an 11.5 percent increase from 2007. The receipts included \$264,747 in property tax, \$105,459 from tax increment financing collections, \$170,390 from charges for service, \$172,784 from operating grants, contributions and restricted interest, \$33,987 from capital grants, contributions and restricted interest, \$68,542 from local option sales tax, \$16,064 from unrestricted investment earnings and \$4,100 from the sale of general fixed assets, \$514,800 in anticipatory note proceeds, and \$1,258 for grants not restricted to a specific purpose.

Disbursements for the year totaled \$909,480, a 12.3 percent decrease from the prior year, and included \$249,091 for capital projects, \$122,462 for general government, and \$160,643 for community and economic development. Also, disbursements for business type activities totaled \$109,285.

A copy of the audit report is available for review in the Office of Auditor of State and the City Clerk's office.

November 10, 2008

Kelly Grosskurth
City of Underwood
P.O. Box 40
218 Second Street
Underwood, IA 51576

Dear Kelly:

Enclosed is a draft copy of the audit for the City of Underwood. Please review and let me know if we need to make any changes.

Also enclosed is the management representation letter needed for our file. Please sign and have the mayor sign and return to me in the envelope provided.

Sincerely,

SCHROER & ASSOCIATES, P.C.

Diane McGrain
Shareholder

DM/jb
Enc.

November 12, 2008

David Vaudt
Office of State Auditor
PO Box 333
Des Moines, IA 50302-0333

Dear Sir:

We have enclosed for your records the following information regarding the audit of the City of Underwood for the year ended June 30, 2008.

- 2 copies of the audit report
- 1 copy of the news release
- 1 copy of the number of hours worked
- 1 copy of the invoice

Sincerely,

SCHROER & ASSOCIATES, P.C.

Diane McGrain
Shareholder

DM/sh
Enc.

November 10, 2008

Kelly Grosskurth
City of Underwood
P.O. Box 40
218 Second Street
Underwood, IA 51576

Dear Kelly:

We have filed the required copies of your audit report with the Office of Auditor of State. A filing fee is required to be paid based on your final amended budget according to the following schedule:

<u>Budgeted Expenditures (In millions of dollars)</u>	<u>Fee Amount</u>
Under 1	\$100.00
At least 1, but less than 3	\$175.00
At least 3, but less than 5	\$250.00
At least 5, but less than 10	\$425.00
At least 10, but less than 25	\$625.00
25 and over	\$850.00

You are required to send the appropriate filing fee. The check should be made payable to "Auditor of State" and mailed to Office of Auditor of State, PO Box 333, Des Moines, IA 50302-0333.

If you have any questions, please do not hesitate to call me at 712-322-8734.

Sincerely,

SCHROER & ASSOCIATES, P.C.

Diane McGrain
Shareholder

DM/jb

City of Underwood

Hours Worked: 45.75

November 10, 2008

To the Honorable Mayor and
Members of the City Council:

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Underwood, Iowa, as of and for the year ended June 30, 2008, and have issued our report thereon dated November 10, 2008. Professional standards require that we provide you with the following information related to our audit.

Our Responsibility under U.S. Generally Accepted Auditing Standards and *Government Auditing Standards*

As stated in our engagement letter dated April 23, 2007, our responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with the cash basis of accounting. Our audit of the financial statements does not relieve you or management of your responsibilities.

As part of our audit, we considered the internal control of the City of Underwood. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we performed tests of City of Underwood's compliance with certain provisions of laws, regulations, contracts, and grants. However, the objective of our tests was not to provide an opinion on compliance with such provisions.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in our meeting about planning matters on September 2, 2008.

Continued...

City of Underwood
Communication with Those Charged with Governance

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Underwood are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

There were no significant accounting estimates since the financial statements were prepared on the cash basis of accounting.

The disclosures in the financial statements are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or to the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated November 10, 2008.

Continued...

City of Underwood
Communication with Those Charged with Governance

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the governmental unit’s financial statements or a determination of the type of auditors’ opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultation has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to the retention as the governmental unit’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

This information is intended solely for the use of the City Council and management of the City of Underwood, and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,

SCHROER & ASSOCIATES, P.C.