

**Klyde Warren Park/Dallas Arts District  
Public Improvement District**

**Financial Statements and  
Independent Auditors' Report**

December 31, 2022



**Malnory, McNeal  
& COMPANY, PC**

ACCOUNTING • ADVISORY • ASSURANCE

KLYDE WARREN PARK/DALLAS ARTS DISTRICT  
PUBLIC IMPROVEMENT DISTRICT

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## Independent Auditors' Report

To the Board of Directors  
of Klyde Warren Park/Dallas Arts District Public Improvement District

### **Opinion**

We have audited the accompanying financial statements of Klyde Warren Park/Dallas Arts District Public Improvement District (the "District"), which comprise the statement of financial position as of December 31, 2022, and the related statement of activities, changes in net assets, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Klyde Warren Park/Dallas Arts District Public Improvement District as of December 31, 2022, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Klyde Warren Park/Dallas Arts District Public Improvement District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Responsibilities of Management for the Financial Statements**

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Klyde Warren Park/Dallas Arts District Public Improvement District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

## **Auditor's Responsibility for the Audit of the Financial Statements**

Our objective is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Klyde Warren Park/Dallas Arts District Public Improvement District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Klyde Warren Park/Dallas Arts District

Public Improvement District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

A handwritten signature in blue ink, appearing to read "Malnory, McNeal & Company PC". The signature is written in a cursive, flowing style.

Dallas, Texas  
March 2, 2023

Klyde Warren Park/Dallas Arts District Public Improvement District  
Statement of Financial Position  
December 31, 2022

ASSETS

CURRENT ASSETS

|                                 |    |                  |
|---------------------------------|----|------------------|
| Cash and cash equivalents       | \$ | 48,083           |
| Property assessments receivable |    | 1,750,236        |
| Total current assets            |    | <u>1,798,319</u> |

|              |    |                  |
|--------------|----|------------------|
| TOTAL ASSETS | \$ | <u>1,798,319</u> |
|--------------|----|------------------|

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

|   |    |                  |
|---|----|------------------|
| Accounts payable - related party              | \$ | 36,347           |
| Assessments allocable to Klyde Warren Park    |    | 1,568,155        |
| Assessments allocable to Dallas Arts District |    | 193,817          |
| TOTAL CURRENT LIABILITIES                     |    | <u>1,798,319</u> |

NET ASSETS

|                            |  |          |
|----------------------------|--|----------|
| Without donor restrictions |  | -        |
| With donor restrictions    |  | -        |
| Total net assets           |  | <u>-</u> |

|                                  |    |                  |
|----------------------------------|----|------------------|
| TOTAL LIABILITIES AND NET ASSETS | \$ | <u>1,798,319</u> |
|----------------------------------|----|------------------|

Klyde Warren Park/Dallas Arts District Public Improvement District  
 Statements of Activities and Change in Net Assets  
 Year Ended December 31, 2022

|                                 | <u>Without<br/>Donor<br/>Restrictions</u> | <u>With Donor<br/>Restrictions</u> | <u>Total</u>     |
|---------------------------------|---|------------------------------------|------------------|
| Revenue:                        |   |                                    |                  |
| Assessments                     | \$ 1,551,127                              | \$ -                               | \$ 1,551,127     |
| Interest income                 | <u>1,871</u>                              | <u>-</u>                           | <u>1,871</u>     |
| Total income                    | <u>1,552,998</u>                          | <u>-</u>                           | <u>1,552,998</u> |
| Expenses                        |   |                                    |                  |
| Program                         | 1,427,041                                 | -                                  | 1,427,041        |
| Management and general          | 125,957                                   | -                                  | 125,957          |
| Fundraising                     | <u>-</u>                                  | <u>-</u>                           | <u>-</u>         |
| Total expenses                  | <u>1,552,998</u>                          | <u>-</u>                           | <u>1,552,998</u> |
| Change in Net Assets            | -   | -                                  | -                |
| Net Assets at beginning of year | <u>-</u>                                  | <u>-</u>                           | <u>-</u>         |
| Net Assets at end of year       | <u>\$ -</u>                               | <u>\$ -</u>                        | <u>\$ -</u>      |

Klyde Warren Park/Dallas Arts District Public Improvement District  
Statement of Functional Expenses  
Year ended December 31, 2022

|   | Program              |                   | Support Services        |             | Total               |
|---|----------------------|-------------------|-------------------------|-------------|---------------------|
|   | Klyde<br>Warren Park | Dallas<br>Arts    | Management<br>& General | Fundraising |                     |
| Security  | \$ 235,180           | \$ 13,000         | \$ -                    | \$ -        | \$ 248,180          |
| Operations, Maintenance<br>and Capital Improvements | 688,168              | 25,373            | -                       | -           | 713,541             |
| Programming, Promotion<br>and Cultural enhancement  | 252,985              | 92,500            | -                       | -           | 345,485             |
| Finance and Administration:                         |                      |                   |                         |             |                     |
| Klyde Warren Park                                   | -                    | -                 | 113,935                 | -           | 113,935             |
| Dallas Arts District                                | -                    | -                 | 12,022                  | -           | 12,022              |
| Liability insurance and<br>audit                    | 107,430              | 12,405            | -                       | -           | 119,835             |
| Total functional expenses                           | <u>\$ 1,283,763</u>  | <u>\$ 143,278</u> | <u>\$ 125,957</u>       | <u>\$ -</u> | <u>\$ 1,552,998</u> |



Klyde Warren Park/Dallas Arts District Public Improvement District  
Statement of Cash Flows  
Year ended December 31, 2022

|  |    |                          |
|--|----|--------------------------|
| Cash flows from operating activities   |    |                          |
| Change in net assets   | \$ | -                        |
| Adjustments to reconcile change in net assets<br>to cash provided by (used in) operating activities: |    |                          |
| Property assessments receivable  |    | (160,457)                |
| Accounts payable - related party   |    | (13,894)                 |
| Assessments allocable to Klyde Warren Park   |    | 137,354                  |
| Assessments allocable to Dallas Arts District  |    | 34,839                   |
| Net cash provided (used) by operating activities   |    | <u>(2,158)</u>           |
| <br>Net increase (decrease) in cash  |    | <br>(2,158)              |
| <br>Cash and cash equivalents at beginning of year   |    | <br><u>50,241</u>        |
| <br>Cash and cash equivalents at end of year   | \$ | <br><u><u>48,083</u></u> |

Klyde Warren Park/Dallas Arts District Public Improvement District  
Notes to Financial Statements  
December 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Klyde Warren Park/Dallas Arts District Public Improvement District (the “District”), is a special district created by the City of Dallas in accordance with the parameters of Chapter 372 of the Texas Local Government code.

Klyde Warren Park/Dallas Arts District Public Improvement District

On August 14, 2013, the Klyde Warren Park Public Improvement District was created by Resolution No. 13-1375 of the City Council of the City of Dallas, Texas (the “City”) with an effective date of January 1, 2014, at the request of the property owners in that district. On June 25, 2014, the City authorized the dissolution of the Klyde Warren Park Public Improvement District by Resolution No. 14-1073 and authorized and created the Klyde Warren Park/Dallas Arts District Public Improvement District with an effective date of January 1, 2015, at the request of the property owners in the expanded district by Resolution No 14-1074. By way of petition and at the request of the property owners, the City adopted Ordinance No. 31974 on May 26, 2021, that authorized the renewal of the District for a ten-year period. The District shall automatically dissolve December 31, 2031, unless the District is renewed through the petition and approval process, or the District is sooner terminated as provided by law. The property owners within the geographic boundary of the District pay a supplemental assessment, which the District uses to supplement and enhance services and improvements for Klyde Warren Park/Dallas Arts District, but not to supplant existing City or other services provided.

The general nature of the proposed services and improvements to be performed by the District for Klyde Warren Park/Dallas Arts District includes security, sanitation, graffiti control, landscaping and water features, park improvements, trash pick-up, cultural enhancement, programs, marketing and promotional activities, distinctive lighting and signage and related expenses incurred in establishing, administering and operating the District as authorized by the Act. The funding of operations, approved by the City of Dallas, will be paid primarily from real property assessments in the District.

Management Contract

Effective January 1, 2014, Woodall Rodgers Park Foundation (a nonprofit organization, the “Foundation”) entered into a contract with the City whereby the Foundation provides management, accounting, and other services for the District. This contract was amended and restated on September 12, 2018, and again on May 20, 2021, by Resolution 21-0947. The renewed contract will terminate December 31, 2031, or upon dissolution of the District.

Klyde Warren Park/Dallas Arts District Public Improvement District  
Notes to Financial Statements  
December 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Accounting

The District prepares its financial statements in accordance with accounting principles generally accepted in the United States of America. The accompanying financial statements include only the accounts of the District and do not include any accounts related to the other activities of the District manager, the Foundation.

Basis of Financial Statements Presentation

For reporting purposes, resources are classified into two net asset categories according to the existence or absence of donor-imposed restrictions. Accordingly, net assets of the District and changes therein are classified and reported as follows:

Net assets without donor restrictions - net assets that are not subject to donor-imposed stipulations.

Net assets with donor restrictions - net assets subject to donor-imposed stipulations that may or will be met either by actions of the District and/or the passage of time or subject to donor-imposed stipulations that are to be maintained permanently. Generally, the donors of these assets permit the District to use all or part of the income earned on any related investments for general or specific purposes. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of operations, as net assets are released from restrictions. Contributions received with donor-imposed restrictions that are met in the same year as received are reported as revenues of the net assets without donor restrictions. There were no net assets with donor restrictions as of December 31, 2021.

Financial Instruments

The carrying amounts approximate fair value based on quoted market prices or discounted cash flow analyses for cash equivalents and other financial instruments.

Cash and Cash Equivalents, Concentration of Credit Risk

For purposes of the statement of cash flows, highly liquid investments with an initial maturity of three months or less are considered to be cash equivalents.

The District invests its cash primarily with a major bank in Dallas, Texas. Accounts at the Institution are insured by the Federal Deposit Insurance Corporation up to \$250,000. At times during the years, all deposits were not adequately insured. The District has not incurred losses related to its cash and believes it is not exposed to any significant credit risk on cash and cash equivalents.

Klyde Warren Park/Dallas Arts District Public Improvement District  
Notes to Financial Statements  
December 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue Recognition

Revenue is recognized for the year as the Organization satisfies performance obligations under its service plan, in an amount that reflects the council approved consideration that it expects to receive in exchange for those projects or services. The annual amount and timing of revenue recognition varies based on the nature of the projects or services provided and the terms and conditions of the service plan.

Performance obligations are determined based on the nature of the projects or services provided by the Organization in accordance with the service plan. Revenue for performance obligations satisfied over time is recognized ratably over the period based on time elapsed. The Organization believes this method provides a faithful depiction of the transfer of services over the term of the performance obligation based on the inputs needed to satisfy the obligation. Revenue for performance obligations satisfied at a point in time is generally recognized when the projects or services are provided to residents or property owners at a single point in time and the Organization does not believe it is required to provide additional services related to that transaction. The Organization's revenue streams do not have significant financing components.

Property Assessment, Assessments Receivable, Assessments Allocable, and Revenue

The District presents an annual Service Plan and Assessment Plan to the City in September of each year. After due process and upon adoption, the City levies a property assessment against property in the District and provides for collection of the assessment to be used by the District for the approved services and improvements to property in the District during the following calendar year.

The District records property assessments as a receivable when levied by the City and a corresponding offset to assessments allocable to the respective organization. The Dallas County Assessment Office (the "County") mails property assessment statements to the property owners in October of each year, which are due and payable on October 1, and are delinquent if not paid on or before January 31. No allowance for uncollectible assessments is established because delinquent assessments are considered fully collectible. As collections are received by the County, they were remitted to the District through September 30, 2018. Effective October 1, 2018, collections were remitted to the City to be remitted to the District upon approved request. Assessments allocable are recognized as unrestricted revenue as of January 1 each year to correspond to the approved Service Plan's provision for services and improvements for the calendar year.

The assessment was \$0.025 per \$100 of value for property owners throughout the District during 2022.

Klyde Warren Park/Dallas Arts District Public Improvement District  
Notes to Financial Statements  
December 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property Assessment, Assessments Receivable, Assessments Allocable, and Revenue (continued)

The allocation of assessment revenue between the Klyde Warren Park and the Dallas Arts District is based upon the additional assessment revenue generated from the additional property included in the new and expanded boundaries of the expanded district. The additional assessment revenue is allocated and paid to the Dallas Arts District. The apportioned amount of the 2022 assessment levy as assessed on August 24, 2022 adopting the 2023 Service Plan and Assessment Plan is reported as assessments allocable to the respective organizations on the accompanying Statement of Financial Position.

Functional Allocation of Expenses

The costs of providing the District's various programs, fundraising, management and general have been summarized on a functional basis in the statement of activities. The statement of functional expenses present the natural classification detail of expenses by function. Certain costs have been allocated among the program, fundraising, management and general categories based on the specific identification of costs or approximate percentage of time and other methods.

Federal Income Tax Status

For federal income tax reporting, the District reports its activities with the activities of the contractual manager, the Foundation. The Woodall Rodgers Park Foundation is exempt from federal income assessment under Section 501(c)(3) of the Internal Revenue Code. Accordingly, no provision for federal income taxes has been recorded in the accompanying financial statements. In addition, Woodall Rodgers Park Foundation has been classified as an organization that is not a private foundation.

Accounting for Uncertainty in Income Taxes

Management has concluded that any assessment provisions that would not meet the more-likely-than-not criterion of Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic 740-10, Accounting for Income Taxes, would be immaterial to the financial statement taken as a whole. Accordingly, the accompanying financial statements do not include any provision of uncertain assessment positions, and no related interest or penalties have been recorded in the operating statements.

Klyde Warren Park/Dallas Arts District Public Improvement District  
Notes to Financial Statements  
December 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Concentration of Revenue Sources

The District's revenue is totally derived from annual assessments levied by the City. The current level of the District's operations and programs may be impacted if the City's annual assessment is not levied.

Use of Estimates

In preparing financial statements, management is required to make estimates and assumptions that affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

2. LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the balance sheet date are \$1,798,319.

The District manages its liquidity and reserves following three guiding principles: operating within a prudent range of financial soundness and stability, maintaining adequate liquid assets to fund near-term operating needs and maintaining sufficient reserves to provide reasonable assurance that long-term obligations will be discharged.

3. VALUE CHANGES

Value changes occur when a property owner within the District disputes their original tax assessment amount and, as a result of negotiation and or litigation between owners and Dallas Central Appraisal District, the original assessment is increased or reduced. Any resulting changes in assessed valuation and related property assessment amounts may change amounts remitted from the County or result in refunds issued by the District.

4. COLLECTION FEES AND INTEREST

Collection fees retained by the County for the 2021 levy in the amount of \$2,015 are netted against assessment collections received from the County by the City in January 2022 for its collection services during 2021. The 2022 collection fees will be netted against collections received in 2023.

The City reimbursed the General Fund for administrative costs incurred for the day-to-day accounting responsibilities, administrative and operational oversight of the District from the assessment collections received from the County in the amount of \$14,179 for the year ended December 31, 2022.

Klyde Warren Park/Dallas Arts District Public Improvement District  
Notes to Financial Statements  
December 31, 2022

4. COLLECTION FEES AND INTEREST (continued)

In addition to remitting the net assessment collections received from the County, the City incurred an unrealized loss of (\$680). The unrealized loss is related to the change in the fair value of the City's cash and investment pool. The present values of the City's investments decreased because of the interest rates have been increasing in the fiscal year ending 2022. When interest rates increase, the bond price decreases. When interest rates decrease, the bond price increases. The City's practice it to hold investments to maturity so the values are expected to up in the long-term.

5. SERVICES

Services provided by the District are made in accordance with the annual Service Plan approved by the City as reported in the accompanying statements of activities and changes in net assets.

6. RELATED PARTIES

All expenses incurred by the District are paid to the Foundation or to the Dallas Arts District. Monthly, the Foundation prepares a schedule of eligible expenses in accordance with the approved Service Plan and a reimbursement is issued from the District cash account to the Foundation. Quarterly, the Dallas Arts District prepares a schedule of eligible expenses in accordance with the approved Service Plan and a reimbursement is issued from the District cash account to the Dallas Arts District.

Accounts payable – related party on the accompanying Statement of Financial Position represents the District expense reimbursements payable to the Foundation in the amount of \$21,357 and to the Dallas Arts District in the amount of \$14,990.

7. COMMITMENTS

The Foundation enters into various agreements for services in the ordinary course of business, amounts of which may be charged to the District under the provisions of the approved Service Plan.

8. SUBSEQUENT EVENTS

The District has evaluated subsequent events through March 2, 2023, the date the financial statements were available to be issued.