

**MIDWESTERN OKLAHOMA DEVELOPMENT
AUTHORITY
Burns Flat, Oklahoma**

**Annual Financial Statements and
Accompanying Independent Auditor's Report**

**YEAR ENDED
September 30, 2020**

MIDWESTERN OKLAHOMA DEVELOPMENT AUTHORITY
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MIDWESTERN OKLAHOMA DEVELOPMENT AUTHORITY

LIST OF PRINCIPAL OFFICIALS

BOARD MEMBERS

Don Greteman, Chairman

Guy Hylton, Vice-chairman

Jimmy Ingram

Lee Litterell

Jason Hulin

Rick Wiest

EXECUTIVE DIRECTOR

Kathryn Carlisle



BRITTON, KUYKENDALL, & MILLER
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Governing Body of
Midwestern Oklahoma Development Authority

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and the aggregate remaining fund information of the Midwestern Oklahoma Development Authority, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Midwestern Oklahoma Development Authority's basic financial statements as listed in the Table of Contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in 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 from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to 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.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, and the aggregate remaining fund information of the Midwestern Oklahoma Development Authority, as of September 30, 2020, and the respective changes in financial position and cash flows, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Management has omitted the budgetary comparison information that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated February 11, 2021, on our consideration of Midwestern Oklahoma Development Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely 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 effectiveness of Midwestern Oklahoma Development Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering Midwestern Oklahoma Development Authority's internal control over financial reporting and compliance.

Britton, Kuykendall & Miller

BRITTON, KUYKENDALL & MILLER
Certified Public Accountants

Weatherford, Oklahoma
February 11, 2021

**MIDWESTERN OKLAHOMA DEVELOPMENT AUTHORITY
MANAGEMENT DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Our discussion and analysis of Midwestern Oklahoma Development Authority's (the "Authority") financial performance provides an overview of the Authority's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the Authority's financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

- For the fiscal year ended September 30, 2020, the Authority's total net position increased by \$262,236 or 3.45% from the prior year.
- During the year, Authority's expenses for business-type activities amounted to \$641,202 and were funded by operating revenues of \$692,709 and further funded with other general revenues (investment income) that totaled \$210,729.
- In the Authority's business-type activities, program revenues exceeded expenses by \$51,507.
- At September 30, 2020, the proprietary fund reported unrestricted net assets of \$3,386,294.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements presented herein include all of the activities of the Midwestern Oklahoma Development Authority using the integrated approach as prescribed by GASB Statement No. 34. Included in this report are government-wide statements for its business-type activities. The government-wide financial statements present the complete financial picture of the Authority from the economic resources measurement focus using the accrual basis of accounting. These statements include all assets of the Authority (including infrastructure capital assets) as well as all liabilities (including all long-term debt).

REPORTING THE AUTHORITY AS A WHOLE

The Statement of Net Assets and the Statement of Activities

One of the most frequently asked questions about the Authority's finances is, "Has the Authority's overall financial condition improved, declined or remained steady over the past year?" The Statement of Net Assets and the Statement of Activities report information about the Authority as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two government-wide statements report the Authority's net assets and changes in them from the prior year. You can think of the Authority's net assets, the difference between assets and liabilities, as one way to measure the Authority's financial condition, or position. Over time, increases or decreases in the Authority's net assets are one indicator of whether its financial health is improving, deteriorating, or remaining steady.

However, you must consider other nonfinancial factors, such as changes in the Authority's economic base to assess the overall health and performance of the Authority.

The Statement of Net Assets and the Statement of Activities are normally divided into two kinds of activities:

- Governmental activities- Basic services are reported here. However, all of the Authority's activities are reported as business-type activities (see below).
- Business-type activities- The Authority charges a fee to customers to help cover all or most of the cost of certain services it provides. The Authority's rentals, economic development, and administrative activities are reported here.

**MIDWESTERN OKLAHOMA DEVELOPMENT AUTHORITY
MANAGEMENT DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Reporting the Authority's Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds- not the Authority as a whole. Some funds are required to be established by State law and by bond covenants. However, management may establish other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants and other money.

Proprietary funds- When the Authority charges customers for the services it provides, whether to outside customers or to other units of the Authority, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Fund Net Position. In fact, the Authority's enterprise funds are essentially the same as the business-type activities we report in the government-wide statements but provide more detail and additional information, such as cash flows.

A FINANCIAL ANALYSIS OF THE AUTHORITY AS A WHOLE

Net Assets

The Authority's combined net assets increased from \$7,600,939 to \$7,863,175 between fiscal years 2019 and 2020.

	<u>2020</u>	Business-Type Activities <u>2019</u>	<u>Difference</u>
Current assets	\$ 5,030,810	\$ 4,878,272	\$ 152,538
Capital assets, net	3,009,858	3,052,398	(42,540)
Total assets	<u>8,040,668</u>	<u>7,930,670</u>	<u>109,998</u>
Deferred outflows of resources	<u>22,553</u>	<u>31,303</u>	<u>(8,750)</u>
Current liabilities	121,952	269,141	(147,189)
Non-current liabilities	<u>70,429</u>	<u>79,082</u>	<u>(8,653)</u>
Total liabilities	<u>192,381</u>	<u>348,223</u>	<u>(155,842)</u>
Deferred inflows of resources	<u>7,665</u>	<u>12,811</u>	<u>(5,146)</u>
Net assets			
Invested in capital assets, net of related debt	3,009,858	3,052,398	(42,540)
Restricted	1,467,023	1,383,023	84,000
Unrestricted	<u>3,386,294</u>	<u>3,165,518</u>	<u>220,776</u>
Total net assets	<u>\$ 7,863,175</u>	<u>\$ 7,600,939</u>	<u>\$ 262,236</u>

**MIDWESTERN OKLAHOMA DEVELOPMENT AUTHORITY
MANAGEMENT DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Changes in Net Position

For the year ended September 30, 2020, net position of the primary government changed as follows:

	Business-type Activities		
	<u>2020</u>	<u>2019</u>	<u>Difference</u>
Revenues			
Program revenues	\$ 692,709	\$ 685,798	\$ 6,911
Other general revenues	210,729	228,042	(17,313)
Total revenues	<u>903,438</u>	<u>913,840</u>	<u>(10,402)</u>
Expenses			
Administrative	156,773	149,334	7,439
Rentals	391,171	422,136	(30,965)
Economic development	93,258	110,086	(16,828)
Total expenses	<u>641,202</u>	<u>681,556</u>	<u>(40,354)</u>
Increase (decrease) in net position	<u>\$ 262,236</u>	<u>\$ 232,284</u>	<u>\$ 29,952</u>

The business-type activities' increase in net position of \$262,236 represents 3.45% change in net position. The results indicate that, as a whole, the Authority's financial condition improved compared to the prior year.

Business-type Activities

In reviewing the business-type activities net (expense)/revenue, the following highlights should be noted:

- Total business-type activities reported net operating income of \$51,507 for the year ended September 30, 2020.
- Housing rentals activity reported net revenue for the year ended September 30, 2020 in the amount of \$223,920. The administrative and economic development activities reported net expenses of \$79,155 and \$93,258 respectively.

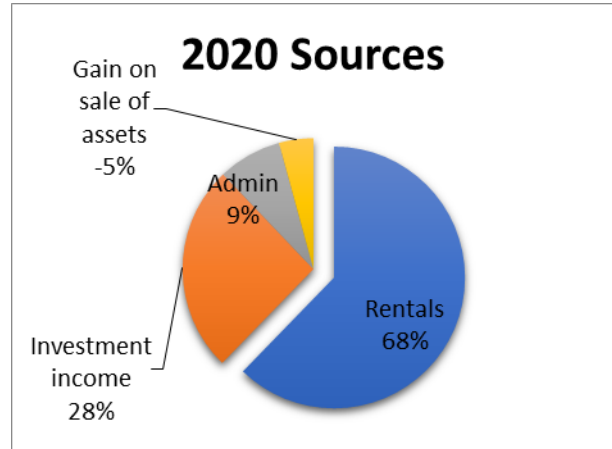
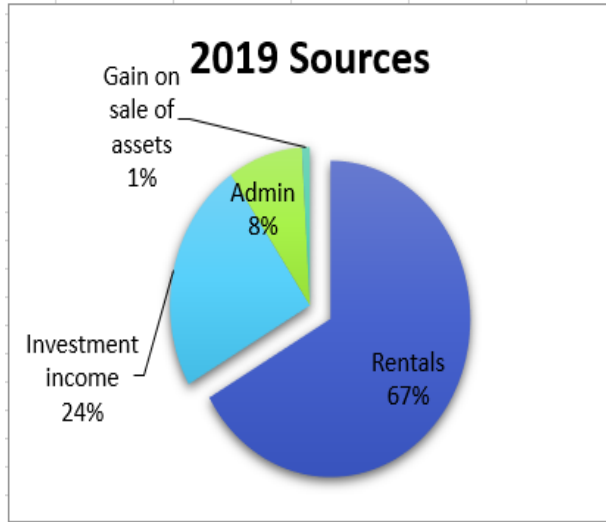
Net Revenue (Expense) of Business-Type Activities

	Total Expense of Services	Net Revenue (Expense) of Services
Administrative	\$ 156,773	\$ (79,155)
Rentals	391,171	223,920
Economic development	93,258	(93,258)
Total	<u>\$ 641,202</u>	<u>\$ 51,507</u>

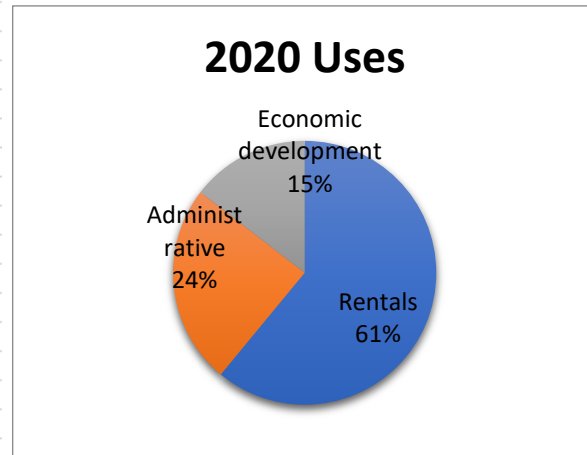
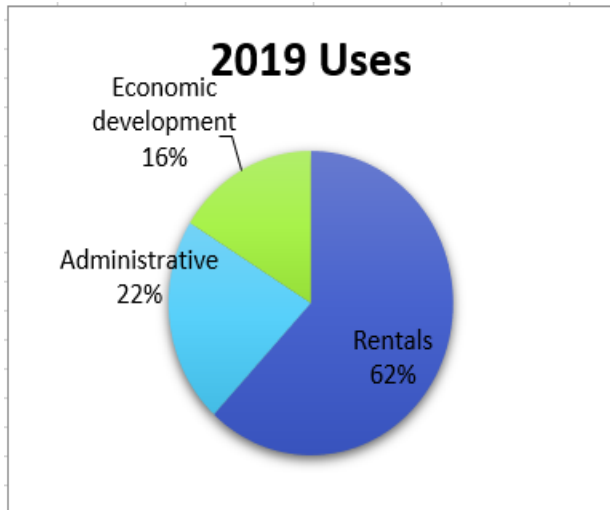
**MIDWESTERN OKLAHOMA DEVELOPMENT AUTHORITY
MANAGEMENT DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

For the year ended September 30, 2020, the Authority's business-type activities were funded as follows:

Business-type Activity Sources



Business-type Activity Uses



A FINANCIAL ANALYSIS OF THE AUTHORITY'S FUNDS

As the Authority completed its 2020 fiscal year, the enterprise fund reported net position of \$7,863,175 or a 3.45% increase from 2019.

Other fund highlights include:

- For the year ended September 30, 2020, the Authority opened up no new units for rental. The total number of units available for rental is 201.

**MIDWESTERN OKLAHOMA DEVELOPMENT AUTHORITY
MANAGEMENT DISCUSSION AND ANALYSIS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of September 30, 2020, the Authority had \$3,076,625 invested in capital assets, net of depreciation, including duplexes held for rental, office building and equipment, vehicles and housing maintenance equipment in business-type activities. (See table below).

Primary Government Capital Assets (net of accumulated depreciation)

	Business-type	
	Activities	
	2020	2019
Land	\$ 47,764	\$ 42,764
Deposit on building	-	15,000
Buildings	143,187	79,180
Duplexes held for resale	2,808,845	2,905,888
Machinery & equipment	10,062	9,566
Totals	<u>\$ 3,009,858</u>	<u>\$ 3,052,398</u>

This year's more significant capital asset additions included:

- In Business-Type Activities, \$59,659 for other capitalized improvements to duplexes, \$135,000 to close on the old Great Plains National Bank building, and \$4,699 for office equipment and a computer.

See Note 3 to the financial statements for more detail information on the Authority's capital assets and changes therein.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

Due to the current issue of the COVID19 pandemic and the dramatic drop in the Oil and Gas industry nationwide, Midwestern Oklahoma Development Authority has had to prepare for the economic impact of the two concurrent situations and try to adjust appropriately. The economic environment of the state sheds light on the local economy of four county area of Midwestern Oklahoma Development Authority. These factors have negatively impacted rentals, but the move outs seem to have stabilized. Budget for the upcoming fiscal year is conservative.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide citizens, taxpayers, customers and creditors with a general overview of the Authority's finances and to show the Authority's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Executive Director's Office at 228 Highway 44, P.O. Box 549, Burns Flat, Oklahoma, 73624 or phone at (580) 562-3111.

Kathryn Carlisle, Executive Director

Midwestern Oklahoma Development Authority
Statement of Net Position
September 30, 2020

ASSETS	Business-type Activity
Current Assets:	
Cash and cash equivalents	\$ 376,580
Investments	4,627,312
Interest receivable	7,930
Accounts receivable, net of allowance	1,085
Prepaid items	17,903
Capital assets (net)	
Nondepreciable land	47,764
Duplexes (net of accumulated depreciation)	2,808,845
Other capital assets (net of accumulated depreciation)	153,249
 Total assets	 <u>8,040,668</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amounts related to pension obligations	<u>22,553</u>
 LIABILITIES	
Current liabilities:	
Accounts payable and accrued liabilities	\$ 118,374
Current portion of other liabilities	3,578
Total current liabilities	<u>121,952</u>
Noncurrent liabilities:	
Pension liability	14,272
Due in more than one year	56,157
Total noncurrent liabilities	<u>70,429</u>
 Total liabilities	 <u>192,381</u>
 DEFERRED INFLOWS OF RESOURCES	
Deferred amounts related to pension obligations	<u>7,665</u>
 NET POSITION	
Net investment in capital assets	3,009,858
Restricted for:	
Major catastrophe	1,178,155
Repair/upkeep of airpark	288,868
Unrestricted	3,386,294
 Total net position	 <u>\$ 7,863,175</u>

Midwestern Oklahoma Development Authority
Statement of Activities
Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenues			Net (Expense)/ Revenue
		Charges for Services	Operating Grants and Contributions	Capital Grants & Contributions	
Business-type activities:					
Administrative	\$ 156,773	\$ 77,618	\$ -	\$ -	\$ (79,155)
Rentals	391,171	615,091	-	-	223,920
Economic development	93,258	-	-	-	(93,258)
Total business-type activities	<u>641,202</u>	<u>692,709</u>	<u>-</u>	<u>-</u>	<u>51,507</u>
Total primary government	<u>\$ 641,202</u>	<u>\$ 692,709</u>	<u>\$ -</u>	<u>\$ -</u>	51,507
General revenues:					
Investment income					253,058
Pension change					(249)
Gain (loss) on sale of assets					(42,080)
Total general revenues					<u>210,729</u>
Change in net position					262,236
Net position-beginning					7,600,939
Net position-ending					<u>\$ 7,863,175</u>

Midwestern Oklahoma Development Authority
Statement of Net Position
Proprietary Fund
September 30, 2020

	Enterprise Fund
ASSETS	
Current assets:	
Cash and cash equivalents	\$ 376,580
Investments	4,627,312
Accrued interest receivable	7,930
Receivables:	
Rent receivables	1,085
Prepays	17,903
Total current assets	5,030,810
Noncurrent assets:	
Capital assets (net)	
Nondepreciable land	47,764
Duplexes, net of accumulated depreciation	2,808,845
Depreciable, net of accumulated depreciation	153,249
Total noncurrent assets	3,009,858
Total assets	8,040,668
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount related to pension obligations	22,553
LIABILITIES	
Current liabilities:	
Accounts payable and accrued liabilities	\$ 22,874
Economic development grants payable	95,500
Security deposit liability	2,395
Accrued compensated absences	1,183
Total current liabilities	121,952
Noncurrent liabilities:	
Pension liability	14,272
Security deposit liability	45,512
Accrued compensated absences	10,645
Total noncurrent liabilities	70,429
Total liabilities	192,381
DEFERRED INFLOWS OF RESOURCES	
Deferred amount related to pension obligations	7,665
NET POSITION	
Invested in capital assets, net of related debt	3,009,858
Restricted for major catastrophe	1,178,155
Restricted for repair/upkeep of airpark	288,868
Unrestricted	3,386,294
Total net position	\$ 7,863,175

Midwestern Oklahoma Development Authority
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Fund
Year Ended September 30, 2020

Operating revenues:

Housing rentals	\$	615,091
PSO lease		72,080
Other income		5,538
Total operating revenues		692,709

Operating expenses:

Salaries and wages		165,404
Employee benefits		69,813
Advertising and promotion		3,465
Bad debt expense		1,994
Depreciation expense		166,178
Economic development		70,049
Insurance		24,754
Office supplies and expense		6,192
Other supplies and expense		11,502
Professional fees		30,350
Rent expenses		893
Repairs and maintenance		66,923
Taxes		1,563
Telephone		4,896
Training and meeting expense		1,243
Travel		4,200
Utilities		11,783
Total operating expenses		641,202

Operating income (loss) 51,507

Nonoperating revenue (expense):

Investment income		253,058
Pension change		(249)
Gain (loss) on sale of assets		(42,080)
		(42,080)

Total nonoperating revenue
(expense) 210,729

Change in net position 262,236

Net position-beginning of year 7,600,939

Net position-end of year \$ 7,863,175

Midwestern Oklahoma Development Authority
Statement of Cash Flows
Proprietary Fund
Year Ended September 30, 2020

Cash flows from operating activities:	
Receipts from tenants	\$ 615,845
Receipts of other income	77,618
Payments to suppliers	(334,610)
Payments to employees	(167,293)
Receipts of additional security deposits	(3,788)
Payments to economic development recipients	(120,228)
Net cash provided (used) by operating activities	<u>67,544</u>
Cash flows from capital and related financing activities:	
Cash from sale of capital assets	69,488
Purchases of capital assets and improvements to duplexes	(199,357)
Net cash provided (used) by capital and related financing activities	<u>(129,869)</u>
Cash flows from investing activities:	
Investment income	216,380
Sale of investments	333,341
Purchase of investments	(551,312)
Net cash provided (used) by investing activities	<u>(1,591)</u>
Net increase (decrease) in cash and cash equivalents	(63,916)
Cash and cash equivalents, October 1, 2019	<u>440,496</u>
Cash & cash equivalents, September 30, 2020	<u>\$ 376,580</u>
Cash and cash equivalents	\$ 376,580
Total cash and cash equivalents, end of year	<u>\$ 376,580</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities	
Operating income (loss)	\$ 51,507
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	166,178
Changes in assets and liabilities:	
(Increase) decrease in accounts receivable	2,748
(Increase) decrease in prepaids	(402)
Increase (decrease) in accounts payable	(96,631)
Increase (decrease) in compensated absences	(1,889)
Increase (decrease) in security deposits	(3,788)
Increase (decrease) in grants payable	(50,179)
Total adjustments	<u>16,037</u>
Net cash provided (used) by operating activities	<u>\$ 67,544</u>

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Midwestern Oklahoma Development Authority (the "Authority") is a public trust created under the provisions of Title 60, Oklahoma Statutes 1961, Section 176 to 180, inclusive. Exemption from federal income tax was obtained under section 501 c (4) of the Internal Revenue Code.

The Authority's accounting and financial reporting policies conform to accounting principles generally accepted in the United States of America (GAAP). GAAP includes all relevant Governmental Accounting Standards Board (GASB) pronouncements. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent subsections of this Note.

1.A. Financial Reporting Entity

Midwestern Oklahoma Development Authority is a public trust organized in November 1969, for the purpose of administration and development of the Clinton-Sherman Airpark. The Authority is a Public Trust established pursuant to Title 60 of Oklahoma State law. Public Trusts (Authorities) have no taxing power. The State of Oklahoma, as beneficiary of this Public Trust, receives title to any residual assets when a Public Trust is dissolved.

In determining the financial reporting entity, the Authority complies with the provisions of Governmental Accounting Standards Board Statement No. 14, The Financial Reporting Entity.

1.B. Basis of Presentation

Government-Wide Financial Statements

The statement of net assets and statement of activities display information about the Authority as a whole. They include all financial activities of the reporting entity. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services. All the Authority's business is reported as a business-type activity.

The statement of activities presents a comparison between the expenses and program revenues directly associated with the different business-type activities to arrive at the net revenue or expense of the activity prior to the use of other general revenues. Program revenues include (1) fees, fines, rent, and service charges generated by the activity, (2) operating grants and contributions that are restricted to meeting the operational requirements of the activity, and (3) capital grants and contributions that are restricted to meeting the capital requirements of the program or activity.

Fund Financial Statements

Fund financial statements of the reporting entity are organized into funds, each of which is considered to be separate accounting entities. Each fund is accounted for by providing a separate set of self-balancing accounts which constitute its assets, liabilities, fund equity, revenues, and expenditures/expenses. Separate financial statements are presented for its major fund category: proprietary. An emphasis of the fund financial statements is placed on major enterprise funds. A fund is considered major if it is the primary operating fund of the Authority or meets the following criteria:

- a. Total assets, liabilities, revenues or expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type, and

**MIDWESTERN OKLAHOMA DEVELOPMENT AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

- b. Total assets, liabilities, revenues, or expenses of the individual enterprise fund are at least 5 percent of the corresponding total for all governmental and enterprise funds combined.
- c. A fund not meeting the criteria of (a) and (b), however management has elected to report the fund as a major fund due to its significance to users of the financial statements.

All remaining governmental and enterprise funds not meeting the above criteria are aggregated and reported as a nonmajor fund. The Authority has only one fund in the financial reporting entity and it is described below:

Proprietary Funds

Proprietary funds include enterprise funds. Enterprise funds are used to account for business-like activities provided to the general public. These activities are financed primarily by user charges and the measurement of financial activity focuses on net income measurement similar to the private sector.

1.C. Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe **how** transactions are recorded within the financial statements. Basis of accounting refers to **when** transactions are recorded regardless of the measurement focus applied.

Measurement Focus

Government-wide and Proprietary Fund Financial Statements

In the government-wide Statement of Net Position and the Statement of Activities, and the proprietary fund statements, the “*economic resources*” measurement focus is applied. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position and cash flows. All assets and liabilities (whether current or noncurrent, financial or nonfinancial) associated with their activities are reported.

Basis of Accounting

Government-wide and Proprietary Fund Financial Statements

In the government-wide Statement of Net Position and Statement of Activities, and the proprietary fund financial statements the accrual basis of accounting is applied. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

1.D. Assets, Liabilities and Net Position/Fund Balance

Cash and Investments

For the purposes of reporting cash flows, cash and cash equivalents include cash on hand, amounts due from banks, and any short-term, highly liquid investments that are readily convertible to cash with a maturity of six months or less. Investments are reported at fair value which is determined using selected bases. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates.

Additional cash and investment disclosures are presented in Note 3.

Receivables

Proprietary fund and business-type activities material receivables consist of all revenues earned at year-end and not yet received. Billed residential rental receivables comprise the majority of these receivables. They are reported net of allowances for uncollectible accounts.

Capital Assets and Depreciation

In the government-wide financial statements, property, plant, and equipment are accounted for as capital assets. The Authority's capitalization threshold is \$1,000. All capital assets are valued at historical cost or estimated historical cost, if actual is unavailable, except for donated capital assets which are recorded at their estimated fair value at the date of donation.

Depreciation of all exhaustible capital assets is recorded as an operating expense in proprietary fund financial statements and an allocated expense in the Statement of Activities, which accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The housing units are not currently for resale, so they are being depreciated over 27 ½ years. The range of estimated useful lives by type of asset is as follows:

Buildings	10-15 years
Machinery and equipment	3-10 years
Duplexes held for rental	27.5 years

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The Authority has \$22,553 in deferred amounts related to pension obligations that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow or resources (revenue) until that time. The Authority has \$7,665 in deferred amounts related to pension obligations that qualifies for reporting in this category.

Compensated Absences

The Authorities policies regarding vacation, sick and compensatory time permit employees to accumulate varying amounts as determined by management.

Compensated absences are reported as accrued in the government-wide and proprietary financial statements.

Equity Classification

Government-Wide and Proprietary Fund Financial Statements:

Equity is classified as net assets and displayed in three components:

- a. Invested in capital assets, net of related debt- Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of

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any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those areas.

- b. Restricted net position- Consists of net assets with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position- All other net assets that do not meet the definition of “restricted” or “invested in capital assets, net of related debt.”

1.E. Revenues and Expenses

For purposes of display, transactions deemed by management to be ongoing, major, or central to the preservation of and development of housing and industrial facilities at Clinton Sherman Industrial Airpark are reported as revenues and expenses.

Since termination of the Airpark lease with the City of Clinton, September 30, 1989, MODA's primary goal has been to sell or rent the balance of the housing units it owns and use the funds to develop and promote industrial development in Western Oklahoma.

Operating revenues and expenses for proprietary funds are those that result from providing services and producing and delivering goods and/or services. It also includes all revenues and expenses not related to capital and related financing, noncapital financing or investing activities.

In the government-wide statement of activities, expenses, including depreciation of capital assets, are reported by activity. In proprietary fund financial statements, expenses are reported by object or activity.

1.G. Use of Estimates

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

(2) STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

By its nature as a governmental unit, the Authority is subject to various federal and state laws and contractual regulations. An analysis of the Authority's compliance with significant laws and regulations and demonstration of its stewardship over Authority resources follows:

2.A. Fund Accounting Requirements

The Authority complies, in all material respects, with all state laws and regulations requiring the use of separate funds. The legally required funds used by the Authority include the following:

Midwestern Oklahoma Development Authority- required by trust indenture

2.B. Deposits and Investments Requirements

In accordance with state law, all uninsured deposits of funds in financial institutions must be secured with acceptable collateral valued at the lower of market or par. Acceptable collateral includes certain U.S. Government or Government Agency securities, certain State of Oklahoma or political

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subdivision debt obligations or surety bonds. At September 30, 2020 all deposits were fully insured or collateralized.

(3) DETAIL NOTES- TRANSACTION CLASSES/ACCOUNTS

The following notes present detail information to support the amounts reported in the basic financial statements for its various assets, liabilities, equity, revenues and expenses.

Cash and Investments

As of September 30, 2020 the Authority's reporting entity had the following investments:

<u>Types of Investments</u>	<u>Fair value/ carrying amount</u>	<u>Cost</u>	<u>Average Credit Quality/ Ratings (1)</u>	<u>Weighted Average Days to Maturity (2)</u>
Certificates of deposit	\$ 226,319	\$ 221,000	N/A	233
Federal agency notes	460,544	405,605	Aaa	1,825
Residential mortgage backed securities	1,103	1,000	Aaa	4,368
Mutual funds	3,923,464	3,395,462		
Limited partnerships	15,882	44,453		
Grand total investments	<u>\$ 4,627,312</u>	<u>\$ 4,067,520</u>		

Capital Assets

Capital asset activity for the fiscal year ended September 30, 2020, was as follows:

Business-type activities	Balance at October 1, 2019	Additions	Disposals	Balance at September 30, 2020
Non depreciable				
Land	\$ 42,764	\$ 5,000	\$ -	\$ 47,764
Deposit on Great Plains National Bank building	15,000	-	(15,000)	-
Total non-depreciable assets at historical cost	<u>57,764</u>	<u>5,000</u>	<u>(15,000)</u>	<u>47,764</u>
Depreciable				
Duplexes held for rental	3,886,811	59,659	-	3,946,470
Building	487,485	145,000	(364,024)	268,461
Machinery and equipment	183,704	4,698	-	188,402
Total depreciable assets at historical cost	<u>4,558,000</u>	<u>209,357</u>	<u>(364,024)</u>	<u>4,403,333</u>
Less accumulated depreciation				
Duplexes held for rental	(980,923)	(156,702)	-	(1,137,625)
Building	(408,305)	(5,275)	288,306	(125,274)
Machinery and equipment	(174,138)	(4,202)	-	(178,340)
Total accumulated depreciation	<u>(1,563,366)</u>	<u>(166,179)</u>	<u>288,306</u>	<u>(1,441,239)</u>
Net depreciable assets	<u>2,994,634</u>	<u>43,178</u>	<u>(75,718)</u>	<u>2,962,094</u>
Business-type capital assets, net	<u>\$ 3,052,398</u>	<u>\$ 48,178</u>	<u>\$ (90,718)</u>	<u>\$ 3,009,858</u>

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Depreciation expense was charged to functions in the statement of activities as follows:

Administrative	\$ 5,610
Rentals	160,568
Economic development	-
Total business-type activities depreciation expense	\$ 166,178

Housing units consist of the following as of September 30, 2020:

	Single Family	Units	Total
Total units owned at 9-30-19	2	199	201
Units sold during FYE 9-30-20	-	-	-
Units purchased during FYE 9-30-20	-	-	-
Total units owned at 9-30-20	2	199	201

All remaining units are being held for rental.

(4) ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

The following is a detail of the accounts payable and accrued liability balances as of September 30, 2020:

	Balance at September 30, 2020
Accounts payable - trade	\$ 22,727
Economic development grants	95,500
Payroll liabilities	147
Total accounts payable and accrued liabilities	\$ 118,374

(5) LONG TERM LIABILITIES

The following is a summary of changes in long term liabilities for the year ended September 30, 2020:

	Balance at October 1, 2019	Amount Issued	Amount Retired	Balance at September 30, 2020	Due Within One Year
Business-type activities:					
Security deposits payable	\$ 51,695	\$ 12,662	\$ 16,450	\$ 47,907	\$ 2,395
Compensated absences	13,717	1,074	2,963	11,828	\$ 1,183
Total business-type activities	\$ 65,412	\$ 13,736	\$ 19,413	\$ 59,735	\$ 3,578

(7) NET ASSETS- RESTRICTIONS

The Board approved earmarking \$7,000 per month for major catastrophes, a type of "self insurance" for the duplexes, with the condition that the Board can vote to use the money elsewhere in case of emergency. The Board also approved setting aside the total net proceeds of the airpark gas system sale to be used only on the repair and upkeep of MODA owned property on the airpark. The amounts of the net asset restrictions are listed below:

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	FYE 9/30/20	FYE 9/30/19
Restricted for major catastrophe	\$ 1,178,155	\$ 1,094,188
Restricted for repair/upkeep-airpark	288,868	288,868
	\$ 1,467,023	\$ 1,383,056

(8) STATEMENT OF REVENUES AND EXPENSES

MODA's primary sources of revenue are housing rentals and interest income. MODA's major expenses are general operational costs, housing maintenance costs, and economic development (exempt purpose) expense.

(9) EMPLOYEE PENSION PLAN

Plan Description

MODA participated in OPERS, as state-wide cost sharing multiple-employer pension system which covers eligible employees of participating organizations that are not covered by other plans. All regular, permanent employees who work 1,000 or more hours in a year are eligible for participation in OPERS. Benefits vest after 8 years of service. Employees who retire at age 62 or after completion of six years of service, if later, are entitled to an annual retirement benefits, payable monthly, equal to 2.0% of final average compensation multiplied by the number of years of credited services. Final average compensation is defined as the average of the three highest years' annual salary out of the last ten calendar years of service.

An employee is eligible for an early retirement benefit once he has attained age 55 and has completed ten years of service. The amount of benefit is determined based on the final average salary and credited service as of the date of termination. If benefit payments are to begin before age 65, the benefit is actuarially reduced. A late retirement benefit is computed in the same manner as a normal retirement based on average salary and credited service as of the termination of employment. A participant who becomes totally and permanently disabled after completion of eight year of service is entitled to a disability benefit computed as an early retirement benefit based on average salary and service as of the date of disability but without actuarial reduction for payments beginning prior to normal retirement age if the employee is also eligible for a disability benefit from Social Security.

OPERS issues a publically available financial report that can be obtained at www.opers.ok.gov.

For the year ended September 30, 2020, employees were required to contribute 5% of annual compensation. The Authority contributed 15%.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources related to OPERS

At September 30, 2020, the Authority reported a liability of \$14,272 for its proportionate share of the net pension liability. The net pension net pension liability was measured as of July 1, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability was based on a projection of the Authority's long-term share of contributions to the pension plan relative to the projected contributions of all participating municipalities, actuarially determined. At September 30, 2020, the Authority's proportion was 0.01071537 percent.

Changes to the actuarial valuation between the measurement date of the net pension liability and the Authority's reporting dates are not expected to have a significant effect on the net pension liability.

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For the year ended September 30, 2020, the Authority recognized pension expense of \$23,037. At September 30, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ -	\$ (3,359)
Changes of assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	-	(4,306)
Changes in proportion and differences between Authority contributions and proportionate share of contributions	-	-
Auth. contributions subsequent to the measurement date	22,553	-
	<u>22,553</u>	<u>-</u>
Total	<u>\$ 22,553</u>	<u>\$ (7,665)</u>

Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended September 30:

	Outflows
2020	\$ 372
2021	(9,744)
2022	(442)
2023	2,149
Total	<u>(7,665)</u>

Actuarial assumptions: The total pension liability in the June 30, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.5 percent
Salary increases	3.25% to 9.5% per year including inflation
Investment rate of return	6.5 percent of net investment expenses per annum, compounded annually

Mortality rates were based on the Pub-2010 Below Median, General Membership Active/Retiree Healthy Mortality Table with base rates projected to 2030 using Scale MP-2019. Male rates are unadjusted and female rates are set forward two years.

The actuarial assumptions used in the July 1, 2020 valuation were based on the results of an actuarial experience study for the three year period ended June 30, 2019.

The long-term expected rate of return on pension plan investments was determined using a log-normal distribution analysis in which the best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class as of July 1, 2020 are summarized in the following table:

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	Target Allocation	Long Term Expected Rate of Return
US Large Cap Equity	38%	3.80%
US Small Cap Equity	6%	4.90%
Non-US Equity	24%	9.20%
US Fixed	32%	1.50%
	100%	

Discount rate:

The discount rate used to measure the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and the employers will be made at the current contribution rate as set out in State statute. Based on those assumptions, the pension plan's fiduciary net position was projected through 2114 to be available to make all projected future benefit payments of current plan members. Therefore, the longterm expected rate of return on pensionplan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate determined does not use a municipal bond rate.

Pension plan fiduciary net position: Detailed information about the pension plan's fiduciary net position is available in the separately issued OPERS financial report.

(10) RISK MANAGEMENT

The Authority is exposed to various risk of loss as follows:

<u>Type of Loss</u>	<u>Method Managed</u>	<u>Risk of Loss Retained</u>
General Liability - Torts - Error and omissions - Officer liability - Vehicle	The Authority carries commercial insurance for these types of risk.	None
Physical Plant - Theft - Damages to assets - Natural disasters	The Authority carries commercial insurance for these types of risk on all assets for commercial liability. Property damage is covered by commercial insurance for all assets except for duplexes which are self insured.	Duplexes are self insured for property damage. \$7,000/month is put in a fund and restricted for this purpose. Fund is currently at \$926,155
Workers Compensation - Employees' injuries	The Authority carries Comp Source Oklahoma.	None
Health and Life - Medical - Disability - Dental - Life	The Authority carries commercial insurance for these types of risk.	None

Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

(11) COMMITMENTS AND CONTINGENCIES

As of September 30, 2020 the Authority did not have any pending litigation or potential non-disclosed liabilities that management believes would have a material effect on the financial statements.

Schedules of Required Supplementary Information

**SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
Oklahoma Public Employees Retirement System**

	<u>2020*</u>	<u>2019*</u>	<u>2018*</u>
Authority's portion of the net pension liability (asset)	0.01071537%	0.00903770%	0.00854978%
Authority's proportionate share of the net pension liability (asset)	\$ 14,272	\$ 17,627	\$ 46,226
Authority's covered-employee payroll	\$ 171,561	\$ 152,606	\$ 153,327
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	8.32%	11.55%	30.15%
Plan fiduciary net position as a percentage of the total pension liability	98.63%	97.96%	94.28%

* The amount presented for each fiscal year were determined as of the fiscal year-end that occurred previous

Schedules of Required Supplementary Information

**SCHEDULE OF CITY CONTRIBUTIONS
Oklahoma Public Employees Retirement System**

	<u>2020*</u>	<u>2019*</u>	<u>2018*</u>
Actuarially determined contribution	\$ 13,899	\$ 15,228	\$ 15,049
Contributions in relation to the actuarially determined contribution	<u>(28,260)</u>	<u>(23,399)</u>	<u>(22,999)</u>
Contribution deficiency (excess)	<u>\$ (14,361)</u>	<u>\$ (8,171)</u>	<u>\$ (7,950)</u>
Authority's covered-employee payroll	\$ 171,561	\$ 152,606	\$ 153,327
Contributions as a percentage of covered-employee payroll	16.47%	15.33%	15.00%



BRITTON, KUYKENDALL, & MILLER
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**INDEPENDENT AUDITOR'S 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 Governing Body of
Midwestern Oklahoma Development Authority

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities, and the aggregate remaining fund information of Midwestern Oklahoma Development Authority, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise Midwestern Oklahoma Development Authority's basic financial statements, and have issued our report thereon dated February 11, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Midwestern Oklahoma Development Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we do not express an opinion on the effectiveness of the entity's internal control.

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Britton, Kuykendall & Miller

BRITTON, KUYKENDALL AND MILLER
Certified Public Accountants

Weatherford, Oklahoma
February 11, 2021