

CREEK COUNTY HOME FINANCE AUTHORITY
SAPULPA, OKLAHOMA
ANNUAL FINANCIAL REPORT
JUNE 30, 2023

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INDEPENDENT AUDITORS' REPORT

The Honorable Members of the Board of Trustees
Creek County Home Finance Authority
Sapulpa, Oklahoma

Report on the Audit of Financial Statements

Opinions

I have audited the financial statements of Creek County Home Finance Authority, a component unit of Creek County, Oklahoma, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Creek County Home Finance Authority's basic financial statements.

In my opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of Creek County Home Finance Authority as of June 30, 2023, and the changes in financial position 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

I conducted my audit 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. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. I am required to be independent of Creek County Home Finance Authority, and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Responsibility of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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 the Creek County Home Finance Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are 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 GAAS 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 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.

In performing an audit in accordance with GAAS, I:

- 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 Creek County Home Finance Authority'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 my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Creek County Home Finance Authority's ability to continue as a going concern for a reasonable period of time.

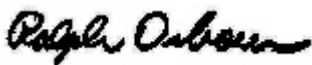
I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Matters

Creek County Home Finance Authority has not presented Management's Discussion and Analysis that the Governmental Accounting Standards Board has determined is necessary to supplement, although not required to be part of, the basic financial statement.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued my report dated March 26, 2024, on my consideration of Creek County Home Finance Authority's internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of my audit.



Ralph Osborn
Certified Public Accountant
Bristow, Oklahoma
March 26, 2024

CREEK COUNTY HOME FINANCE AUTHORITY
SAPULPA, OKLAHOMA
STATEMENT OF NET POSITION
JUNE 30, 2023

ASSETS

Current assets:

Cash and cash equivalents	\$ 14,678
Investments	180,000
Restricted	
Cash and cash equivalents	67,305
Interest receivable	<u>239</u>

Total current assets	<u>262,222</u>
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Non-current assets:

Capital assets

Land	10,000
Other capital assets net of accumulated depreciation	<u>92,807</u>

Total non-current assets	<u>102,807</u>
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Total assets	<u>365,029</u>
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LIABILITIES

Current liabilities:

Escrow payments held in trust	<u>3,409</u>
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Total current liabilities	<u>3,409</u>
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Total liabilities	<u>3,409</u>
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NET POSITION

Net invested in capital assets	102,807
Restricted for home development	67,305
Unrestricted	<u>191,508</u>

Total net position	<u><u>\$ 361,620</u></u>
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The accompanying notes are an integral part of this statement.

CREEK COUNTY HOME FINANCE AUTHORITY
SAPULPA, OKLAHOMA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2023

Operating Revenues

Rentals	\$ 25,200
NSP program revenue	15,094
Other	<u>201</u>
Total operating revenues	<u>40,495</u>

Operating Expenses

Expense participation	17,000
Professional fees	2,075
Insurance	4,243
Depreciation	1,372
Property maintenance	825
NSP expense	760
Other	<u>327</u>
Total operating expenses	<u>26,602</u>

Operating income (loss)	<u>13,893</u>
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Non-operating Revenues (Expenses)

Investment income	<u>2,714</u>
Total non-operating revenue (expenses)	<u>2,714</u>

Change in net position	16,607
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Net position, beginning	<u>345,013</u>
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Net position, ending	<u><u>\$ 361,620</u></u>
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The accompanying notes are an integral part of this statement.

CREEK COUNTY HOME FINANCE AUTHORITY
SAPULPA, OKLAHOMA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2023

Cash flows from operating activities	
Cash received from customers	\$ 40,495
Cash payments to suppliers for goods and services	<u>(25,230)</u>
Net cash provided (used) by operating activities	<u>15,265</u>
Cash flows from capital and related financing activities	
Escrow payments	<u>(2,774)</u>
Net cash provided by capital and related financing activities	<u>(2,774)</u>
Cash flows from investing activities	
Transfer from investments	166
Investment earnings	<u>2,714</u>
Net cash provided by investing activities	<u>2,880</u>
Net increase in cash and cash equivalents	15,371
Cash and cash equivalents, beginning	<u>66,612</u>
Cash and cash equivalents, ending	<u><u>\$ 81,983</u></u>
Reconciliation of operating income (loss)	
to net cash provided by (used) by operating activities	
Operating income (loss)	\$ 13,893
Adjustments to reconcile operating income to	
net cash used by operating activities:	
Depreciation	<u>1,372</u>
Net cash used by operating activities	<u><u>\$ 15,265</u></u>

The accompanying notes are an integral part of this statement.

CREEK COUNTY HOME FINANCE AUTHORITY
SAPULPA, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity - Basis of Presentation

Creek County Home Finance Authority (the "Authority") is a public trust created by the Board of County Commissioners of Creek County Oklahoma (the "County") February 20, 1979 under the provisions of Title 60, Oklahoma Statutes. The primary purpose of the trust is to assist in providing adequate housing for low to moderate income families in Creek County Oklahoma through the issuance of revenue bonds.

The Authority is governed by a nine member board of trustees appointed by the Board of County Commissioners. The County is entitled to receive the residue of the trust estate upon termination of the trust. The County does not have any authority, power, or right to control or direct the actions of the trustees or to transact any business for the Authority. The County and the Authority are related organizations. The Authority is a component unit of the County.

The Authority and Creek County Home Finance Authority are governed by boards of trustees with identical membership. Transactions regularly occur between the two authorities. Financial information for Creek County Home Finance Authority is reported in a separately audited financial report. Transactions between these authorities are discussed in Note H.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The Authority operates as a business type entity. The financial statements of the Authority are prepared in accordance with generally accepted accounting principles (GAAP). The Authority's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements and applicable Financial Accounting Standards (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless they conflict with GASB pronouncements. The Authority's reporting entity does not apply FASB pronouncements or ABP opinions issued after November 30, 1989.

The financial statements report using the economic resources measurement focus and the accrual basis of accounting. Reimbursements are reported as reductions to expenses. Revenues are recorded when earned and expenses recorded when a liability is incurred, regardless of the timing of related cash flows.

Operating income reported in financial statements include revenues and expenses related to the primary, continuing operations of the Authority. Principal operating revenues are charges to customers for sales or services. Principal operating expenses are the cost of providing goods or services and include administrative expenses and depreciation of capital assets. Other revenues and expenses are classified as non-operating in the financial statements.

Inventories and Prepaids

Prepaids record payments to vendors that benefit future reporting periods and are also reported on the consumption basis. Both inventories and prepaids are similarly reported in government-wide and fund financial statements.

CREEK COUNTY HOME FINANCE AUTHORITY
SAPULPA, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Capital Assets, Depreciation, and Amortization

The Authority's property, plant, equipment, and infrastructure with useful lives of more than one year are stated at historical cost or at estimated historical cost for those items not previously reported and comprehensively reported in the government-wide financial statements. The Authority maintains infrastructure assets records consistent with all other capital assets. Donated assets are stated at fair value on the date donated. The cost of normal maintenance and repairs that do not add to the assets value or materially extend useful lives are not capitalized. Capital assets, including those of component units, are depreciated using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are moved from the respective accounts, and the resulting gain or loss is recorded in operations.

Estimated useful lives, in years, for depreciable assets are as follow:

Buildings	5-60
Improvements, other than buildings	2-50
Mobile equipment	3-40
Furniture , machinery, and equipment	3-30
Utility system	5-60

Employee Benefits

The Authority does not have employees.

Reserves and Designations

Reserves represent those portions of fund balance not available for expenditure or legally segregated for a specific future use. Designated fund balances represent tentative plans for future use of financial resources.

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 the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

NOTE B - CASH AND INVESTMENTS

Custodial Credit Risk

Custodial credit risk is the risk that in the event of failure of counterparty, the Authority will not be able to recover the value of its deposits or investments. Deposits are exposed to custodial credit risk if they are uninsured and uncollateralized. Investment securities are exposed to custodial credit risk if they are uninsured, are not registered in the name of the Authority, and are held by counterparty or the counterparty's trust department but not in the name of the Authority. The Authority's policy requires that all deposits and investments in excess of amounts covered by federal deposit insurance be fully collateralized by the entity holding the deposits or investments. As of June 30, 2023, all of the Authority's deposits and investments were either covered by federal deposit insurance or were fully collateralized.

CREEK COUNTY HOME FINANCE AUTHORITY
SAPULPA, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Deposits

The Authority had deposits at financial institutions with a carrying amount of approximately \$261,983 at June 30, 2023. The bank balance of the deposits at June 30, 2023 was approximately \$262,808.

Credit Risk

Fixed-income securities are subject to credit risk. However, the Authority did not have fixed income securities at June 30, 2023.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Board of Directors monitor's the investment performance on an ongoing basis to limit the Authority's interest rate risk. As of June 30, 2023, the Authority's deposits consisted of demand deposits and certificates of deposit with a maturity of 12 months or less.

NOTE C - RECEIVABLES

The Authority has accrued interest receivable on certificates of deposit held at June 30, 2023.

The mortgages referred to in Note E are not considered receivables due to the NSP program noted in Note F. The guidelines for NSP show the principal and interest payments as program income. At June 30, 2023 the Authority had loans outstanding of \$288,163 under the NSP program.

NOTE D - CAPITAL ASSETS

Changes in capital assets.

The following table provides a summary of changes in capital assets:

	CAPITAL ASSETS, DEPRECIATED				Capital Assets Not Depreciated Land
	Buildings	Infrastructure & Improvements Other Than Buildings	Furniture, Machinery, And Equipment	Totals	
Governmental activities					
Balance, June 30, 2022	\$ 238,903	\$ -	\$ 8,789	\$ 247,692	\$ 10,000
Increases	-	-	-	-	-
Decreases	-	-	-	-	-
Balance, June 30, 2023	<u>238,903</u>	<u>-</u>	<u>8,789</u>	<u>247,692</u>	<u>10,000</u>
Accumulated Depreciation					
Balance, June 30, 2022	145,400	-	8,113	153,513	
Increase	1,137	-	235	1,372	
Decreases	-	-	-	-	
Balance, June 30, 2023	<u>146,537</u>	<u>-</u>	<u>8,348</u>	<u>154,885</u>	
Governmental activities					
Capital Assets, Net	<u>\$ 92,366</u>	<u>\$ -</u>	<u>\$ 441</u>	<u>\$ 92,807</u>	<u>\$ 10,000</u>

CREEK COUNTY HOME FINANCE AUTHORITY
SAPULPA, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

NOTE E - MORTGAGE AND ESCROW PAYMENTS

During fiscal year ended June 30, 2012, the Authority purchased and rehabilitated properties with grant funds. Purchasers of these properties make mortgage payments directly to the Authority. These funds are retained by the Authority for future projects and payment of expenses. Additional payments made to the Authority above principal and interest are held in an escrow fund which is used to pay annual homeowners insurance expenses for the purchasers. The unexpended funds held for this purpose are recorded as escrow funds held in trust. The balance of the escrow liability was \$3,409.

NOTE F - NSP PROGRAM REVENUE

The Authority receives mortgage principal and interest payments on the notes referred to in Note E. These payments are accounted for as NSP program income under the Neighborhood Stabilization Program of the United States Department of Housing and Urban Development. The Authority can use this money to purchase and rehabilitate other property to sell. The money held for this purpose is considered restricted. The Authority had \$67,305 restricted for this purpose at June 30, 2023.

NOTE G - RELATED PARTY TRANSACTIONS

As indicated in Note A financial transactions occur between the Authority and Creek County Home Finance Authority on a regular basis. Creek County Home Finance Authority does not have an office staff or pay normal office expenses, such as utilities. In lieu of maintaining separate staffs and paying office expenses, Creek County Home Finance Authority pays Creek County Industrial Authority \$1,000 per month or \$12,000 per year in expense participation fees. Additional payments may be required if additional activity requires additional personnel time or costs related to Creek County Home Finance business. During the fiscal year ended June 30, 2023, Creek County Home Finance paid a total of \$17,000 in participation. The payments are recognized as revenue and expense in the financial statements of the respective authorities.

NOTE H - RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The Authority carries commercial insurance for risk of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

NOTE I - SUBSEQUENT EVENTS

Management has evaluated subsequent events through March 26, 2024, the date which financial statements were available, to determine if any items need to be disclosed. The Authority believes there are no subsequent events to disclose.

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 Honorable Members of the Board of Trustees
Creek County Home Finance Authority
Sapulpa, Oklahoma

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Creek County Home Finance Authority, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise Creek County Home Finance Authority's basic financial statements and have issued my report thereon dated March 26, 2024 which did not include Management's Discussion and Analysis.

Internal Control Over Financial Reporting

In planning and performing my audit of the financial statements, I considered Creek County Home Finance Authority's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Creek County Home Finance Authority's internal control. Accordingly, I do not express an opinion of the effectiveness of Creek County Home Finance Authority'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.

My consideration of internal control over financial reporting 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.

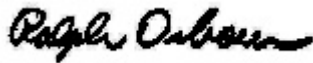
Compliance and Other Matters

As part of obtaining reasonable assurance about whether Creek County Home Finance Authority's financial statements are free of material misstatement, I 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 my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of the 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 *Governmental Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Sincerely,

A handwritten signature in black ink, appearing to read "Ralph Osborn", with a stylized, cursive script.

Ralph Osborn
Certified Public Accountant
Bristow, Oklahoma
March 26, 2024