

CREEK COUNTY INDUSTRIAL AUTHORITY
CREEK COUNTY, OKLAHOMA
ANNUAL FINANCIAL REPORT
JUNE 30, 2024

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Independent Auditor's Report

The Honorable Members of the Board of Trustees
Creek County Industrial Authority
Creek County, Oklahoma

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities of Creek County Industrial Authority, a component unit of Creek County, Oklahoma, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities of Creek County Industrial Authority of June 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. 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 Creek County Industrial Authority 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 opinions.

Responsibilities 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 Creek County Industrial 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

Our 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 opinions. 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 and GAS 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 and GAS, 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 Creek County Industrial 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 our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Creek County Industrial Authority'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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 4, 2025 on our consideration of Creek County Industrial 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 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 Creek County Industrial Authority's internal control over financial reporting and compliance.



Amy M Hale, CPA, PLLC
Bristow, Oklahoma
March 4, 2025

CREEK COUNTY INDUSTRIAL AUTHORITY
STATEMENT OF NET POSITION
JUNE 30, 2024

ASSETS

Current assets:	
Cash and cash equivalents	\$ 172,054
Investments	1,416,329
Interest receivable	25,664
Prepaid expense	5,404
Notes receivable - current	<u>33,668</u>
Total current assets	<u>1,653,119</u>
Non-current assets:	
Notes receivable - non-current	295,793
Capital assets	
Industrial parks	<u>520,092</u>
Total non-current assets	<u>815,885</u>
Total assets	<u>2,469,004</u>

LIABILITIES

Current liabilities:	
Notes payable - current	225,330
Accounts payable	<u>871</u>
Total current liabilities	<u>226,201</u>
Total liabilities	<u>226,201</u>

NET POSITION

Net invested in capital assets	520,092
Restricted: Collateral on debt	225,330
Unrestricted	<u>1,497,381</u>
Total net position	<u>\$ 2,242,803</u>

The accompanying notes are an integral part of this financial statement.

CREEK COUNTY INDUSTRIAL AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2024

Operating revenues:	
Rentals	\$ 5,988
Expense participation	21,000
	26,988
Operating Expenses:	
Salaries and benefits	47,203
Administrative and general	18,120
Office and postage	3,392
Professional fees	7,592
Utilities	1,601
	77,908
Operating income (loss)	(50,920)
Other income/(expense):	
Investment Income	61,091
Interest on notes receivable	11,204
Transfer in from CCEDC (See Note G)	16,198
	88,493
Net change in net position	37,573
Net position, beginning	2,183,091
Correction to prior year (see Note C)	22,139
Net position, ending	\$ 2,242,803

The accompanying notes are an integral part of this financial statement.

**CREEK COUNTY INDUSTRIAL AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2024**

Cash flow from operating activities:	
Cash received from operations	\$ 26,988
Cash paid for employees and benefits	(47,203)
Cash paid to suppliers for goods and services	<u>(31,157)</u>
Net cash provided (used) by operating activities	<u>(51,372)</u>
Cash flow from capital financing activities:	
Proceeds from debt	225,330
Acquisition of fixed assets	<u>(268,939)</u>
Net cash provided (used) by non-capital financing activities	<u>(43,609)</u>
Cash flow from non-capital financing activities:	
Principal received on notes receivable	18,944
Principal loaned on notes receivable	(200,000)
Transfer in from CCEDC (See note G)	<u>16,198</u>
Net cash provided (used) by non-capital financing activities	<u>(164,858)</u>
Cash flows from investing activities:	
Transfer (to) from investments	(5,018)
Investment income	59,849
Interest on notes receivable	<u>8,921</u>
Net cash provided (used) by financing activities	<u>63,752</u>
Net increase (decrease) in cash	(196,087)
Cash at the beginning of the year	<u>368,141</u>
Cash at the end of the year	<u>\$ 172,054</u>
Reconciliation of income (loss) to net cash provided (used) by operating activities:	
Operating income (loss)	\$ (50,920)
Adjustments to reconcile operating income to Net cash used by operating activities:	
(Increase)/decrease in prepaid	(605)
Increase/(decrease) in accounts payable	<u>153</u>
Net cash used by operating activities	<u>\$ (51,372)</u>

The accompanying notes are an integral part of this financial statement.

CREEK COUNTY INDUSTRIAL AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Creek County Industrial Authority (the Authority) is a public trust created by the Board of County Commissioners of Creek County Oklahoma (the "County") March 27, 1967 under the provisions of Title 60, Oklahoma Statutes. The primary purpose of the trust is to increase employment opportunities in Creek County, Oklahoma by securing financing to construct plant facilities for private industrial concerns through the issuance of revenue bonds or notes payable and the development of industrial parks.

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 G.

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.

Investments

The Authority invests in certificates of deposit from banks insured by the Federal Depository Insurance Agency.

Prepays

Prepays 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 INDUSTRIAL AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2024

Property Held for Resale

Property held for resale is stated at cost. The Authority develops industrial parks to provide prospects with land for industrial development.

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 years
Improvements, other than buildings	2 - 50 years
Mobile equipment	3 - 40 years
Furniture, machinery, and equipment	3 - 30 years
Utility systems	5 – 60 years

Employee Benefits

The Authority does not provide pension benefits or compensated absences.

Reserves and Designations

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

Proprietary Fund Net Position

The net position is divided into three components:

- Invested in capital assets, net of related debt – consists of the historical cost of capital assets less accumulated depreciation and less any debt that remains outstanding that was used to finance those assets.
- Restricted – Consists of assets that are restricted by the Authority's creditors (for example, through debt covenants), by the state enabling legislation (through restriction on shared revenues), by grantors (both federal and state), and by other contributors as applicable.
- Unrestricted – all other net position is reported in this category.

CREEK COUNTY INDUSTRIAL AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2024

Restricted Resources

When an expense is incurred that can be paid using either restricted or unrestricted resources (Net Position), the Authority's policy is to first apply the expense toward the restricted resources and then toward the unrestricted 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 - DEPOSITS WITH FINANCIAL INSTITUTIONS 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.

Deposits

The Authority had deposits at financial institutions with a carrying amount of approximately \$1,588,383 at June 30, 2024. The bank balance of the deposits at June 30, 2024 was approximately \$1,589,192.

Credit Risk

Fixed-income securities are subject to credit risk. However, the Authority did not have fixed income securities at June 30, 2024.

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, 2024, the Authority's deposits consisted of demand deposits. Amounts held for debt service are controlled and invested by a trustee bank.

**CREEK COUNTY INDUSTRIAL AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2024**

NOTE C – RECEIVABLES

The Authority has accrued interest receivable on certificates of deposit held at June 30, 2024 and unpaid installment payments on notes receivable, due and payable at June 30, 2024.

	Interest on Certificates of Deposit	Interest on Notes Receivable	Total Interest Receivable
Correction to prior year	\$ 22,139	\$ -	\$ 22,139
Increase/(decrease) in accruals	1,243	2,282	3,525
Balance at June 30, 2024	\$ 23,382	\$ 2,282	\$ 25,664

NOTE D – NOTES RECEIVABLE

The Authority entered into a loan agreement in the amount of \$220,000 to Drumright Industrial Authority on September 8, 2017. Drumright Industrial Authority is to pay in monthly installments in the amount of \$1,523.89 over a 15 year term, with interest on the unpaid principal in the amount of 3% per annum beginning on October 13, 2017. The balance of the note receivable at June 30, 2024 is \$135,624.

The Authority entered into a loan agreement in the amount of \$200,000 to Drumright Industrial Authority on May 23, 2023. Drumright Industrial Authority is to pay in monthly installments in the amount of \$2,220.41 over a 10 year term, with interest on the unpaid principal in the amount of 6% per annum beginning on December 15, 2023. The balance of the note receivable at June 30, 2024 is \$193,837.

NOTE E – CAPITAL ASSETS

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

		CAPITAL ASSETS, DEPRECIATED				
		Buildings	Infrastructure & Improvements Other Than Buildings	Furniture, Machinery, & Equipment	Total	Capital Assets Not Depreciated Industrial Parks
Business-type activities						
Balance,	June 30, 2023	\$ -	\$ -	\$ 31,331	\$ 31,331	\$ 251,153
Increases		-	-	-	-	268,939
Decreases		-	-	-	-	-
Balance,	June 30, 2024	-	-	31,331	31,331	520,092
Accumulated Depreciation						
Balance,	June 30, 2023	-	-	31,331	31,331	
Increases		-	-	-	-	
Decreases		-	-	-	-	
Balance,	June 30, 2024	-	-	31,331	31,331	
Business-type activities						
Capital Assets, Net		\$ -	\$ -	\$ -	\$ -	\$ 520,092

**CREEK COUNTY INDUSTRIAL AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2024**

The cost of developing industrial parks is added to the basis in the park. As industrial sites are sold, a portion of the cost is allocated to the sale and written off as a cost of the sale. The following remaining acres are unlikely to be sold due to usage for retention ponds and support for industrial parks. The remaining properties are being developed for resale.

Gateway (GCC)	\$ 166,421
Rural Park (ORR)	<u>84,732</u>
Total	<u><u>\$ 251,153</u></u>

NOTE F – REVENUE BONDS AND NOTES PAYABLE

The Authority may act as an intermediary for other entities in obtaining financing for development of various projects. The Authority assists in obtaining financing through government grants, loans from financial institutions, or issuing revenue bonds. The Authority is not liable for the repayment of these debts. Repayment of the debt is from principal and interest payments made by the debtor. The Authority acts as a paying agent on certain of the debts collecting the payment due plus an administrative fee. The Authority then remits the payment due to the financial institution holding the debt.

The Authority may service loans for the Oklahoma Department of Commerce. The Authority receives the original loan and passes it on to the recipient. The recipient is to repay the loan to the Authority which in turn remits the funds to the Department of Commerce. The Authority is not liable for repaying the loan.

The Authority entered into a loan agreement in the amount of \$225,330 with American Heritage bank for the purpose of purchasing land. The balance of the loan was paid with proceeds from the maturity of a CD on July 9, 2024. The balance of the note payable at June 30, 2024 is \$225,330.

The following is a summary of notes payable transactions for the year ended June 30, 2024:

	<u>Balance at June 30, 2023</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance at June 30, 2024</u>
American Heritage Bank	\$ -	\$ 225,330	\$ -	\$ 225,330
Total	<u>\$ -</u>	<u>\$ 225,330</u>	<u>\$ -</u>	<u>\$ 225,330</u>

The debt service requirements are as follows:

<u>Year Ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 225,330	\$ 7,725	\$ 233,055
Total	<u>\$ 225,330</u>	<u>\$ 7,725</u>	<u>\$ 233,055</u>

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 \$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, 2024, Creek County Home Finance paid a total of \$21,000 in participation fees. The payments are recognized as revenue and expense in the financial statements of the respective authorities.

CREEK COUNTY INDUSTRIAL AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2024

The Creek County Economic Development Corporation was a corporation formed September 22, 1986 for the purpose of promoting economic and industrial growth within geographic confines of Creek County, Oklahoma. This corporation was dissolved on March 27, 2024. Per the by-laws of the Corporation, Creek County Industrial Authority is the beneficiary of the assets of this corporation in the event of termination, dissolution, or cessation of the Corporation. The Corporation's only asset at the time of dissolution was \$16,198 in cash.

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, including workers' compensation. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

NOTE I – LITIGATION

At June 30, 2024, the Authority was not involved in any pending or threatened litigation which would have a material impact on these financial statements.

NOTE J - SUBSEQUENT EVENTS

The Authority has considered subsequent events through March 4, 2025, the date which the financial statements were available for release. The Authority is not aware of any items which need to be disclosed during that period.

**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***

Independent Auditor's Report

The Honorable Members of the Board of Trustees
Creek County Industrial Authority
Creek County, Oklahoma

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 (*Government Auditing Standards*), the financial statements of the business-type activities of Creek County Industrial Authority as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise Creek County Industrial Authority's basic financial statements, and have issued our report thereon dated March 4, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Creek County Industrial 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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Creek County Industrial Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Creek County Industrial 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 Creek County Industrial Authority'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 or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Creek County Industrial 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*.

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 Creek County Industrial Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Creek County Industrial Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink, appearing to read 'Amy M Hale', is enclosed in a light gray rectangular box.

Amy M Hale, CPA, PLLC
Bristow, Oklahoma
March 4, 2025