FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORTS
CUSTER COUNTY
ECONOMIC DEVELOPMENT AUTHORITY
ARAPAHO, OKLAHOMA
JUNE 30, 2012

CUSTER COUNTY ECONOMIC DEVELOPMENT AUTHORITY
ARAPAHO, OKLAHOMA
JUNE 30, 2012

TABLE OF CONTENTS

BRITTON, KUYKENDALL, & MILLER
CERTIFIED PUBLIC ACCOUNTANTS

JAMES M. KUYKENDALL
RICK D. MILLER

204 E. FRANKLIN - P.O. BOX 507
WEATHERFORD, OK 73096
580-772-3596
FAX 580-772-3085

INDEPENDENT AUDITOR'S REPORT

To the Trustees of
Custer County Economic Development Authority
Arapaho, Oklahoma 73620

Report on the Financial Statements

We have audited the accompanying modified cash basis financial statements of the business-type activities of the Custer County Economic Development Authority ("Authority"), Arapaho, Oklahoma, a component unit of Custer County, State of Oklahoma, as of and for the year ended June 30, 2012, and the related notes to the financial statements, which collectively comprise the 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 the modified cash basis of accounting described in Note 1, this includes determining that the modified cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible 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.

Auditor's Responsibility

Our responsibility is to express an opinion 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 the financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit 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 Authority'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 Authority'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 modified cash basis financial position of the business-type activities of the Custer County Economic Development Authority, Arapaho, Oklahoma, a component unit of Custer County, State of Oklahoma, as of June 30, 2012, and the respective changes in the modified cash basis financial position and cash flows thereof for the year then ended in accordance with the modified cash basis of accounting described in Note 1.

Other Matters

Basis of Accounting

We draw attention to Note 1 of the financial statements that describes the basis of accounting. The financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to that matter.

Other Information

Management has omitted the management's discussion and analysis and 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 May 14, 2021, on our consideration of Custer County Economic Development Authority, Arapaho, Oklahoma'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 the 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 the Authority's internal control over financial reporting and compliance.

Britton, Kuykendall & Miller

BRITTON, KUYKENDALL & MILLER
Certified Public Accountants

Weatherford, Oklahoma
May 14, 2021

BASIC FINANCIAL STATEMENTS

Schedule 1-00

CUSTER COUNTY ECONOMIC DEVELOPMENT
FACILITIES AUTHORITY
STATEMENT OF NET POSITION - MODIFIED CASH BASIS
FOR THE YEAR ENDED JUNE 30, 2012

ASSETS	
Current Assets:	
Due from General Fund	$ 4,645.00
Total Assets	4,645.00
LIABILITIES	
Total Liabilities	0.00
NET POSITION	
Unrestricted	4,645.00
Total Net Position	$ 4,645.00

The accompanying notes are an integral part of the financial statements.

Schedule 2-00

CUSTER COUNTY ECONOMIC DEVELOPMENT
FACILITIES AUTHORITY
STATEMENT OF REVENUES AND EXPENSES
AND CHANGES IN NET POSITION - MODIFIED CASH BASIS
FOR THE YEAR ENDED JUNE 30, 2012

Operating revenues:		
Administrative Acceptance Fees	$	4,645.00
Total operating revenues		4,645.00
Operating expenses:		
Professional Services		0.00
Total operating expenses		0.00
Operating Income (Loss)		4,645.00
Nonoperating Revenue (Expense):		
Total nonoperating revenue (expense)		0.00
Change in Net Position		4,645.00
Net Position - Beginning of Year		0.00
Net Position - End of Year	$	4,645.00

The accompanying notes are an integral part of the financial statements.

Schedule 3-00

CUSTER COUNTY ECONOMIC DEVELOPMENT
FACILITIES AUTHORITY
STATEMENT OF CASH FLOWS - MODIFIED CASH BASIS
FOR THE YEAR ENDED JUNE 30, 2012

Cash Flows From Operating Activities:		
Cash Received For Administration Expenses	$	4,645.00
Cash Payments for Professional Services		0.00
Cash Payments for Office Expenses		0.00
Net Cash Provided (Used) by Operating Activities		4,645.00
Cash Flows From Non-Capital and Related Financing Activities:		
Tranfers to Other Funds		0.00
Net Cash Provided (Used) by Non-Capital Financiing Activities		0.00
Cash Flows From Investing Activities:		
Cash Invested		0.00
Investment Income Received		0.00
Net Cash Provided (Used) by Investing Activities		0.00
Net Increase in Cash and Cash Equivalents		4,645.00
Beginning Cash and Cash Equivalents		0.00
Ending Cash and Cash Equivalents	$	4,645.00
Reconciliation of Operating Income to Net Income Provided from Operationing Activities:		
Operating Income	$	4,645.00
Adjustments to Reconcile Operating Income to Net Cash:		
Change in Other Liabilities		0.00
Net Cash Provided (Used) by Operating Activities	$	4,645.00

The accompanying notes are an integral part of the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

Note 1 – Summary of Significant Accounting Policies

As discussed further in Note 1-C., these financial statements are presented on the modified cash basis of accounting. The modified cash basis of accounting differs from accounting principles generally accepted in the United States of America (GAAP). Generally accepted accounting principles include 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.

A. Financial Reporting Entity

Custer County Economic Development Authority, a public trust, created September 10, 2012, for the benefit of Custer County, Oklahoma, and an agency of the State of Oklahoma. The Authority was created under provisions of Title 60, Oklahoma Statutes 2012, Sections 176 to 180.4 by a Declaration of Trust to furnish the Beneficiary with services and facilities, promote local industrial development, provide cultural and educational activities and facilities, and to assist in financing and constructing other facilities, all for the benefit of the County. The Authority accomplishes its mission through various educational development trusts. The Authority is empowered to borrow money and to pledge assets, properties and revenue as security against its borrowings. The Authority has no taxing power and is not legally required to adopt a budget. Budgetary comparison schedule is not presented.

Custer County Economic Development Authority generally does not acquire any assets or incur any liability when it issues bonds for eligible entities. Pursuant to the respective trust indentures governing each project, the notes or bonds payable of each project do not constitute a debt, liability, or moral obligation of the Authority, the State of Oklahoma, any political subdivision thereof, or personal obligations of the trustee's of the Authority. It may earn and collect administrative fees however and must be informed of the unpaid balances. If however Custer County Economic Development Authority manages the assets and liabilities and does not assign them, the assets and liabilities would be recognized. In the long term debt information section additional information discloses the outstanding obligation, which the authority has facilitated.

A. Financial Reporting Entity - Continued

The accompanying financial statements include all functions and activities over which the Authority exercises financial accountability. Custer County Economic Development Authority is a component unit of the governmental entity of Custer County, Oklahoma. Custer County's financial information is not presented in these financial statements. Custer County financial audits are readily obtainable at, www.sai.ok.gov, the State Auditor's website.

B. Basis of Presentation

The Authority's fund is an enterprise fund. Enterprise funds are proprietary funds 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.

C. Measurement Focus and Basis of Accounting

Measurement focus refers to how transactions are recorded within the various financial statements. Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied.

The Authority's financial statements use the economic resources measurement focus and the modified cash basis of accounting. Revenues are recognized when they are received and expenses are recorded when paid. If the Authority utilized the basis of accounting recognized as generally accepted in the United States, the financial statements would use the accrual basis of accounting. Under this basis of accounting, revenue would be recognized when earned and expenses would be recorded when the liability is incurred or economic asset used.

D. Assets, Liabilities and Net Position

Cash & Cash Equivalents
For the purposes of the statement of cash flows, the Authority considers all cash on hand, demand deposit accounts, interest bearing checking accounts and time deposit accounts including certificates of deposit with maturities of three months or less to be cash and cash equivalents.

Notes Payable - Notes Payable to be repaid from the authority resources are reported as liabilities in the balance sheet. The Authority had no notes payable as of the balance sheet date.

D. Assets, Liabilities and Net Position (continued)

Net Position – Net Position is divided into three components:

a. *Net Investment in Capital Assets* – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributed to the acquisition, construction, or improvements of those assets.

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 and 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 "net investment in capital assets."

It is the Authority's policy to first use restricted net position prior to the use of unrestricted net position when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

E. Revenues and Expenses

Operating and Non-operating Revenues - Operating revenues are considered those whose cash flows are related to operating activities, while revenues related to financing, capital and investing activities are reported as non-operating.

Expenses - The Authority reports expenses relating to the use of economic resources.

F. Estimates

Certain estimates are made in the preparation of the financial statements, such as estimated lives for capital assets depreciation. Estimates are based on management's best judgments and may vary from actual results.

G. Income Taxes

As a political subdivision of the State of Oklahoma, the Custer County Economic Development Authority is exempt from federal and state income taxes.

Note 2 – Detailed Notes on Transaction Classes/Accounts

A. Cash and Investments

Deposits and Investments - The Authority does not have a written investment policy that limits its investment choices. Investments are in compliance with Oklahoma statutes.

Custodial Credit Risk - Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does not have a written policy for custodial risk. However, the Authority's balances did not exceed the $250,000 FDIC insurance level during the fiscal year.

B. Restricted Assets

The Authority does not have any restricted assets

C. Capital Assets

The Authority does not have any capital assets to present

D. Long-Term Debt

CCEDA- Conduit Debt – The Custer County Economic Development Authority has the following conduit debt outstanding at June 30, 2012, in the form of Lease Revenue Bonds:

	Original Issue	Outstanding June 30, 2012
CCEDA – Arapaho-Butler Public Schools (2010)	$ 4,645,000.00	$ 4,430,000.00
Total	$ 4,645,000.00	$ 4,430,000.00

This debt is considered non-commitment debt to the Authority since debt payments are made solely by listed entities. Payments are made directly by the entities to the trustee banks. In the event of default by the schools, the Authority has no obligation, in substance, to make any payments on the debt since the note receivable, financing agreements and mortgages on the property with the school are the only security for the debt. As a result of the non-commitment

D. Long-Term Debt - continued

determination, the Authority's indebtedness and related receivables from the schools are not recorded in the financial statements. All rent/lease acquisition payments are current as well as bond and interest payments.

The following is a summary of debt transactions of the Authority for the year ended June 30, 2012

	Payable at July 1, 2011	Additions	Retirements	Balance at June 30, 2012
Series 2010 Bond - Arapaho-Butler	$ 4,645,000	$ 0	$ 215,000	$ 4,430,000
	$ 4,645,000	$ 0	$ 215,000	$ 4,430,000

The annual debt service requirements to retire the following bonds are:

2010 Series Bond - Arapaho-Butler

Year ending June 30	Principal	Interest	Totals
2013	$ 230,000	$ 153,800	$ 383,800
2014	240,000	146,900	386,900
2015	260,000	139,700	399,700
2016	280,000	133,525	413,525
2017	290,000	126,175	416,175
2018-2023	3,130,000	534,732	3,664,732
Total	$ 4,430,000	$ 1,234,832	$ 5,664,832

The interest paid on these bonds during the current fiscal year was $134,877.

E. Capital Leases

As stated in Note A, one of the primary purposes of the Authority is developing educational facilities. The Authority has, in the course of fulfilling this responsibility, entered into a lease purchase agreements with one school district in Custer County, Oklahoma. The Authority provides a means to finance construction of school buildings.

The District(s) will be responsible for repaying the interest and principal payments due on the bonds. The proceeds from the bond issue are held by a trustee bank for use by the District. Interest earnings on the funds held by the trustee bank may be used to make interest payments on the bonds. Money held by the trustee bank are not reported in the statement of net assets.

The Authority and the District have entered into a Ground Lease Agreement and a Sublease Agreement covering lease/rental payments on the improvements involved. Rental payments are made to the trustee bank to retire the bond issue. The Sublease Agreement(s) for Arapaho-Butler Public Schools provides for the Authority to receive as additional rent the sum of $1/10^{th}$ of 1% of the amount of the outstanding principal of the bonds as of each annual anniversary date of the Sublease to defray the administrative and audit cost of the Authority. The additional rental payment referred to above is the only gain the Authority anticipates. The Authority will not otherwise profit from the bond issue and improvements. The improvements will become the property of the District(s).

Outstanding lease purchase agreements are as follows:

The Authority sold its $4,645,000, Custer County Economic Development Authority, Educational Facilities Lease Revenue Bonds (Arapaho-Butler Public Schools), Series 2010 dated September 1, 2010 for the purpose of assisting Independent School District No. 5, Custer County, Oklahoma (the District) in improvement of school sites.

The schedule of rental payments is as follows:

Year ending June 30	Arapaho-Butler Lease purchase Payment	Arapaho-Butler Rental Payment	Total Payments
2013	$ 385,750	$ 3,000	$ 388,750
2014	390,750	3,000	393,750
2015	400,650	3,000	403,650
2016	410,550	3,000	413,550
2017	415,500	3,000	418,500
2018-2023	3,616,650	16,500	3,633,150
	$ 5,619,850	$ 31,500	$ 5,651,350

Note 3 - Risk Management

The Authority is exposed to various risks of loss related to torts, errors and omissions. At this time the Authority carries no surety bonds or other types of insurance. As the Authority has no capital assets it carries no property insurance.

Note 4 - Commitments and Contingencies

The Authority is not involved with any legal proceedings, which normally occur in the course of governmental operations at this time. While legal proceedings cannot be foreseen, the Authority feels that any settlement or judgment would not have a material effect on the financial condition of the Authority.

The Authority is dependent upon repayment of debt solely from the beneficiary of the debt issues. If the beneficiary defaulted on the payments it would not have a significant impact on the Authority's financial condition. Conduit debt is non-recourse debt.

Note 5 – Subsequent Events

Management has evaluated subsequent events through May 14, 2021, which is the date the financial statements were available to be issued and have determined that no additional information needs to be added to the financial statements.

REPORTS ON INTERNAL CONTROL AND ON COMPLIANCE

OF

CUSTER COUNTY ECONOMIC DEVELOPMENT AUTHORITY
ARAPAHO, OKLAHOMA

BRITTON, KUYKENDALL, & MILLER
CERTIFIED PUBLIC ACCOUNTANTS

JAMES M. KUYKENDALL
RICK D. MILLER

204 E. FRANKLIN - P.O. BOX 507
WEATHERFORD, OK 73096
580-772-3596
FAX 580-772-3085

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 Trustees
Custer County Economic Development Authority
Arapaho, Oklahoma 73620

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 modified cash basis financial statements of the business-type activities of the Custer County Economic Development Authority, Arapaho, Oklahoma, a component unit of Custer County, State of Oklahoma, as of and for the year ended June 30, 2012, and the related notes to the financial statements, which collectively comprise Custer County Economic Development Authority, Arapaho, Oklahoma's basic financial statements, and have issued our report thereon dated May 14, 2021. Our report on the financial statements disclosed, that, as described in Note 1 to the financial statements, the Authority prepares its financial statements on a modified cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Custer County Economic Development Authority, Arapaho, Oklahoma'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 Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the 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 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 may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Custer County Economic Development Authority, Arapaho, Oklahoma'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 the *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 & MILLER
Certified Public Accountants

Weatherford, Oklahoma
May 14, 2021