# **Cleveland County Educational Facilities Authority**

Financial Statements June 30, 2011



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#### INDEPENDENT AUDITOR'S REPORT

The Board of Trustees Cleveland County Educational Facilities Authority Norman, Oklahoma

We have audited the accompanying statement of net assets of Cleveland County Educational Facilities Authority (a public trust and agency of the State of Oklahoma, a component unit of Cleveland County, Oklahoma) as June 30, 2011 and the related statements of revenues, expenses and changes in net assets and cash flows for the year then ended. These financial statements are the responsibility of the Cleveland County Educational Facilities Authority's management. 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 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 includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Cleveland County Educational Facilities Authority, as of June 30, 2011, and its changes in net assets , and its cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have issued our report dated June 17, 2016, on our consideration of Cleveland County Educational Facilities 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 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 our audit.

Management has omitted Management's Discussion and Analysis 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 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.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements that collectively comprise the Cleveland County Educational Facilities Authority's basic financial statements. The accompanying supplementary information, as identified in the table of contents, is presented for the purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain other procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Rahhal Renderson Johnson, PLLC

Ardmore, Oklahoma June 17, 2016

# Cleveland County Educational Facilities Authority Statement of Net Assets June 30, 2011

ASSETS	
Current Assets	
Cash and cash equivalent	\$ 100,945
Total current assets	100,945
Noncurrent assets	
Restricted assets	
Cash and cah equivalents	60,772,657
Deferred bond inssuance costs net of accumulated amortization	922,252
Notes receivable	8,248,862
Total restricted assets	69,943,771
Total assets	\$ 70,044,716
LIABILITIES	
Current liabilities	
Accrued interest payable	\$ 221,159
Current maturities of bonds payable	17,570,000
Current portion of unearned income	1,850,944
Total current liabilities	19,642,103
Noncurrent liabilities	
Unearned Income less current portion	1,961,223
Bonds payable less current maturities	48,507,960
Total noncurrent liabilities	50,469,183
Total liabilities	70,111,286
NET ASSETS	
Unrestricted	100,945
Expendable	100,943
Restricted for bond programs	(167,515)
Restricted for bond programs	(107,515)
Total net assets	(66,570)
Total liabilities and net assets	\$ 70,044,716

# Cleveland County Educational Facilities Authority Statement of Revenues, Expenses and Changes in Net Assets For the Year Ended June 30, 2011

Operating revenues	
Participation fees	\$ 2,078,981
Operating expenses	
Interest expense on bonds	1,674,979
Bond issuance cost and amortization	287,947
Total operating expenses	1,993,186
Operating Income (Loss)	85,795
Nonoperating revenues	
Investment income	6,344
Change in net assets	92,139
Net Assets, Beginning of Year	(158,709)
Net Assets, End of Year	\$ (66,570)

# Cleveland County Educational Facilities Authority Statement of Cash Flows For the Year Ended June 30, 2011

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts of Fees	\$ 30,260
Payments to vendors for trustee fees, janitorial and other	(30,260)
Net Cash Provided by Operating Activities	-
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Interest paid on noncapital debt	(2,416,832)
Receipt of lease payments on notes receivable	2,493,045
Receipt of bond proceeds	1,878,496
Payments of costs of issuance	(81,318)
Payments on bond program advances	(4,627,037)
Net Cash Used by Noncapital Financing Activities	(2,753,646)
CASH FLOWS FROM INVESTING ACTIVITIES	
Receipt of interest on investments	6,344
Net Cash Provided by Investing Activities	6,344
Net Decrease in Cash and Cash Equivalents	(2,747,302)
Cash and Cash Equivalents, Beginning of year	63,620,904
Cash and Cash Equivalents, End of Year	\$ 60,873,602
As reported on Statement of Net Assets	
Unrestricted	\$ 100,945
Restricted	60,772,657
	\$ 60,873,602
Reconciliation of Operating Income to Net Cash	
Provided by Operating Activities	
Operating Loss	\$ 85,795
Adjustments to Reconcile Operating Income(Loss) to	
Net Cash Provided by Operating Activities	
Amortization of costs of issuance	287,947
Interest expense on bonds	2,438,978
Amortization of bond premium and discount	 (763,999)
Net Cash Provided by Operating Activities	\$ _

#### I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

*Nature of Operations* 

The Cleveland County Educational Facilities Authority (CCEFA) is a public trust and agency of the State of Oklahoma. It was created by a Trust Indenture dated June 2, 2003 designating certain individuals as Trustees of CCEFA for the use and benefit of Cleveland County, Oklahoma, (Beneficiary) under the provisions of Title 60, Oklahoma Statutes 1971, Sections 176 to 180.3 as amended, and the Oklahoma Trust Act. CCEFA is not organized for profit and no part of its net earnings may inure to the benefit of any private person.

CCEFA by virtue of common control and dependence is a component unit of Cleveland County, Oklahoma. The Board of County Commissioners appoints Trustees of CCEFA. The Trustees are citizens and residents of Cleveland County, as set forth in the Trust Indenture. Upon expiration of any Trustee's term in office, the appointment of a successor Trustee will be made by a majority vote of the Board of County Commissioners. The financial activities of Cleveland County and its other component units are not included in the financial statements of CCEFA.

#### Purposes of the Trust

- To function as an industrial trust to assist the Beneficiary, the State of Oklahoma, its governmental agencies and private entities, agencies and citizens in its charitable, scientific, literary or educational purposes and in making the most efficient use of all of their economic resources and powers in accord with the needs and benefit of the Beneficiary in order to lessen the burdens on government and to stimulate charitable, scientific, literary and educational economic development; to inventory the services, faculties and resources of the entire Beneficiary; to promote, stimulate, encourage and finance the growth and development of commerce, recreation, education and industry of the Beneficiary as a whole, all in order to achieve maximum utilization of the Beneficiary's human, charitable, scientific, literary, educational, economic, recreational, natural resources and tourist attractions; to foster and promote an industrial climate and the payroll of the Beneficiary
- To promote, develop, own, construct, lease and finance charitable, scientific, literary, or educational facilities including housing, of any sort or description constituting real and/or personal property
- To hold, maintain and administer any leasehold rights in and to physical properties demised to the Beneficiary and to comply with the terms and conditions of any such lease.

## I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial Statement Presentation

The accompanying financial statements have been prepared in conformity with generally accepted accounting principles as prescribed by the Government Accounting Standards Board (GASB). Pursuant to the Authority's bond obligation resolutions, separate funds are established by each trustee bank to record all transactions relating to the Authority's programs financed under each resolution. Within each fund, there is a group of accounts required by the respective resolutions.

The individual funds consist of the Norman Public Schools Project 2010 and Robin Hill Public Schools Project 2010. The accounts of CCEFA are organized on the basis of various projects and the general fund. Each project was created as a separate entity of CCEFA. The operations of each project is accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, net assets, revenues, and expenses. The bond program and the general fund have been presented on a combined basis because CCEFA is considered a single enterprise fund for financial reporting purposes.

### Basis of Accounting

CCEFA accounts for its activities within a proprietary fund. CCEFA activities meet the definition of a proprietary fund because it is the intent of CCEFA to recover, primarily through user charges, the cost of providing goods or services to the general public.

The proprietary fund type is accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of this fund are included on the statement of net assets. Proprietary fund operating statements present increases (e.g., revenues) and decreases (e.g., expenses) in total net assets. The accrual basis of accounting is utilized by the proprietary fund. Under this basis of accounting, revenues are recognized when earned and expenses are recognized when the liability is incurred. All applicable pronouncements of the Financial Accounting Standards Board issued on or before November 30, 1989 that are not in conflict with applicable GASB pronouncements are followed.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. Revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

## I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

*Use of Estimates* 

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

CCEFA has defined cash and cash equivalents to include demand deposits, cash with trustees and highly liquid investments with original maturities of three months or less.

*Investments* 

The investments within the bond programs are generally restricted by the various bond resolutions as to authorized investments. Short-term investments are held in guaranteed investment contracts or money market accounts collateralized by government securities. These short-term investments are reported at cost, which approximates market values.

Bond Premium, Discount and Issuance Costs

Bond premiums, discounts and costs associated with bond issues are being amortized over the life of the bonds using the straight-line method.

Notes Receivable

Long-term lease agreements, which will result in the transfer of ownership of the facilities at the termination of the lease, are recognized as notes receivable.

Restrictions of Net Assets

The use of assets of each bond program fund is restricted by the related bond resolution. Certain amounts in the program funds are considered subject to the restriction that they may be applied to the financing of housing for the respective program purposes or to the retirement of obligations issued for such purposes. When CCEFA incurs and expense for which it may use either restricted or unrestricted net assets, it uses restricted net assets first.

## I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Capital Assets

These assets are recorded at cost and depreciated over a useful life of the assets on a straight-line basis. Maintenance and repairs are expenses as incurred.

Operating and Non-operating Revenues

Proprietary fund operating revenues result from exchange transactions related to the operations. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as investment income result from non-exchange transactions.

**Budgetary Comparison** 

Budgetary comparison information is required to be presented for the general fund with legally adopted budget. CCEFA is not legally required to adopt a budget. Therefore, budget comparison information is not included in the Authority's financial statements.

#### II. CASH AND INVESTMENTS

Custodial Credit Risk

For deposits, custodial credit risk is the risk that in the event of a bank failure, CCEFA's deposits may not be returned to it. CCEFA follows state law requiring collateral to manage custodial credit risk. CCEFA was not exposed to custodial credit risk as of June 30, 2011.

As of June 30, 2011, \$59,193,729 cash restricted for bonds consists of money market mutual funds held at trustee banks. These funds are classified as investments for purposes of GASB Statement 40 Deposit and Investment Risk Disclosure requirements and therefore are not subject to custodial credit risk. For presentation on the statement of net assets, these funds are classified as cash equivalents.

### II. CASH AND INVESTMENTS (continued)

Concentration of Investment Credit Risk

CCEFA's investment are concentrated in money market mutual funds held by trustee banks that are not evidenced by securities; therefore they are not subject to custodial credit risk. The credit quality rating for the mutual funds was not available..

### III. BONDS PAYABLE

Bonds issued by the various programs are generally payable in annual and semiannual installments and are subject to mandatory sinking fund requirements. These bonds are special obligations of CCEFA, payable solely from income and receipts of these indentures. The bonds are secured by mortgage loans and other assets of the respective indenture. The bonds are not general obligations of the issuer nor personal obligations of the members of the issuer, CCEFA, Cleveland County, Norman Public Schools or Robin Hill Public School but are limited obligations payable solely from revenues specifically pledged to their payment.

Bonds and notes payable as of June 30, 2011, and changes for the fiscal year then ended are as follows:

Bond	Issued	Average Interest Rate	Maturity	Beginning Balance	Additions	Reductions	Ending Balance	Amount Due in One Year
SchoolsProject)	6/1/2010	3.83%	6/1/2014	\$ 61,900,000	\$ -	\$ -	\$ 61,900,000	\$ 17,570,000
2010 Series (Robin Hill Public SchoolsProject)	9/1/2010	3.23%	9/1/2022		1,905,000		1,905,000	
				61,900,000	1,905,000	-	63,805,000	\$ 17,570,000
less deferred bond (discount) and premium				3,063,463 \$ 64,963,463	(26,504) \$ 1,878,496	(763,999) \$ (763,999)	2,272,960 \$ 66,077,960	

Debt requirements on bonds payable as of June 30, 2011 are as follows:

	Principal and		
	Interest	less Interest	Principal
2012	\$ 19,958,150	\$ (2,388,150)	\$ 17,570,000
2013	22,198,550	(1,838,550)	20,360,000
2014	25,206,731	(1,021,731)	24,185,000
2015	60,513	(60,513)	-
2016	297,813	(57,813)	240,000
2017-2021	843,313	(228,313)	615,000
2022-2026	891,181	(56,181)	835,000
	\$ 69,456,251	\$ (5,651,251)	\$ 63,805,000

Accrued interest payable and bond debt is payable from restricted assets. These bonds are

secured by the property financed and are payable solely from payments received on the underlying leases. CCEFA is not obligated in any manner for repayment.

#### IV. NOTES RECEIVABLE

The following summarizes the minimum lease payments to be received from the various borrowers under the bond programs:

		Lease Revenue	
	Lease Revenue	Bonds Series	
	Bonds Series	2010	
	2010	(Robin Hill	
	(Norman Public	Public	
	Schools	Schools	
_	Project)	Project)	Total
2012	\$ 19,718,000	\$ 3,000	\$ 19,721,000
2013	21,778,000	343,750	22,121,750
2014	24,473,000	3,000	24,476,000
2015	-	363,750	363,750
2016	-	3,000	3,000
Thereafter		1,701,250	1,701,250
Total Minimum Lease Payments Receivable	65,969,000	2,417,750	68,386,750
Less Amounts Yet to be Advanced	(57,990,979)	(2,146,909)	(60,137,888)
Plus Deferred intial direct costs	846,661	75,591	922,252
Less Unearned Income	(3,731,014)	(81,153)	(3,812,167)
Net Investment in Lease Notes Receivable	\$ 5,093,668	\$ 265,279	\$ 5,358,947

Payments for each note are structured so as to be sufficient in timing and amount to meet the requirements of related debt. Each property transfers to the borrower at the end of the lease term. Unearned income is amortized to revenue using a constant periodic rate over the lease terms.

### V. SUBSEQUENT EVENTS

Subsequent to June 30, 2011, the Authority has issued and/or authorized the following lease revenue bonds:

#### Issued

Little Axe Public Schools Project \$7,005,000 Lexington Public Schools Project \$3,270,000 Moore Public Schools Project \$65,625,000 Norman Public Schools Project \$91,850,000 Moore Public Schools Project \$115,000,000

#### Authorized

Little Axe Public Schools Project \$5,000,000

# **Supplementary Information**

# Cleveland County Educational Facilities Authority Supplemental Combining Schedule of Net Assets June 30, 2011

	Lease Revenue Bonds Series 2010 (Norman Public Schools Project)	Lease Revenue Bonds Series 2010 (Robin Hill Public Schools Project)	Agency General Fund	Combined Totals
ASSETS				
Current Assets				
Cash and Cash Equivalent	\$ -	\$ -	\$ 100,945	\$ 100,945
Total current assets			100,945	100,945
Noncurrent assets Restricted assets Cash and cah equivalents	\$ 59,193,729	\$ 1,578,928	\$ -	\$ 60,772,657
Deferred bond inssuance costs net of accumulated amortization  Notes receivable	846,661 7,978,021	75,591 270,841	-	922,252 8,248,862
Total restricted assets	68,018,411	1,925,360		69,943,771
Total assets	\$ 68,018,411	\$ 1,925,360	\$ 100,945	\$ 70,044,716
LIABILITIES Current liabilities Accrued interest payable Current maturities of bonds payable Current portion of unearned income	\$ 199,013 17,570,000 1,850,944	\$ 22,146	\$ - - -	\$ 221,159 17,570,000 1,850,944
Total current liabilities	19,619,957	22,146		19,642,103
Noncurrent liabilities  Unearned Income less current portion Bonds payable less current maturities  Total noncurrent liabilities	1,880,070 46,627,597 48,507,667	81,153 1,880,363 1,961,516		1,961,223 48,507,960 50,469,183
Total liabilities	68,127,624	1,983,662		70,111,286
NET ASSETS	00,127,024	1,705,002		70,111,200
Unrestricted Restricted for bond programs	(109,213)	(58,302)	100,945	100,945 (167,515)
Total net assets	(109,213)	(58,302)	100,945	(66,570)
Total liabilities and net assets	\$ 68,018,411	\$ 1,925,360	\$ 100,945	\$ 70,044,716

# Cleveland County Educational Facilities Authority Supplemental Combining Schedule of Revenues, Expenses and Changes in Net Assets For the Year Ended June 30, 2011

	Lease Revenue Bonds Series 2010 (Norman Public Schools Project)	Lease Revenue Bonds Series 2010 (Robin Hill Public Schools Project)	Agency General Fund	Elimination Entry	Combined Totals
Operating revenues					
Participation fees	\$ 2,015,176	\$ -	\$ 100,945	\$ (37,140)	\$ 2,078,981
Total Operating Income	2,015,176		100,945		2,078,981
Operating expenses					
Interest expense on bonds	1,622,285	52,694	-		1,674,979
Bond issuance cost and amortization	282,220	5,727	-		287,947
Professional fees	67,400			(37,140)	30,260
Total operating expenses	1,971,905	58,421 -			1,993,186
Operating Income (Loss)	43,271	(58,421) -	100,945		85,795
Nonoperating revenues					
Investment income	6,225	119			6,344
CHANGE IN NET ASSETS	49,496	(58,302) -	100,945		92,139
NET ASSETS, BEGINNING OF YEAR	(158,709)				(158,709)
NET ASSETS, END OF YEAR	(109,213)	\$ (58,302) \$ -	\$ 100,945		\$ (66,570)

# INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL AND COMPLIANCE



# 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

Board of Trustees Cleveland County Educational Facilities Authority Norman, Oklahoma

We have audited the financial statements of Cleveland County Educational Facilities Authority as of and for the year ended June 30, 2011, and have issued our report thereon dated June 17, 2016. Our report included a paragraph indicating that management omitted Management's Discussion and Analysis that accounting principles generally accepted in the United States of America required to be presented to supplement the basic financial statements. Our opinion on the basic financial statements was not affected by this missing information. 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.

#### **Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Cleveland County Educational Facilities Authority's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Cleveland County Educational Facilities Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Cleveland County Educational Facilities Authority's internal control over financial reporting.

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.

Our 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 over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not

identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Cleveland County Educational Facilities Authority's financial statements are free of 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 determination of financial statement amounts. 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*.

This report is intended solely for the information and use of the board of trustees, management and the State of Oklahoma auditor and inspector, Cleveland County and bond holders and is not intended to be and should not be used by anyone other than these specified parties.

Rahhal Wenderson Johnson, PUC

Ardmore, Oklahoma

June 17, 2016