

**TAHLEQUAH EDUCATIONAL FACILITIES AUTHORITY**  
**FINANCIAL STATEMENTS**  
**JUNE 30, 2020**

**TAHLEQUAH EDUCATIONAL FACILITIES AUTHORITY**

**June 30, 2020**

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## **MANAGEMENTS DISCUSSION AND ANALYSIS**

TAHLEQUAH EDUCATIONAL FACILITIES AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2020

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This discussion and analysis of the Tahlequah Educational Facilities Authority (Authority) financial statements provides an overview of the Authority's financial activities for the year ended June 30, 2020. Management has prepared the financial statements and related footnote disclosures along with the discussion and analysis.

### **Financial Highlights**

Total assets for the Authority was \$8,547,638.90, total liabilities are \$8,488,258.24 which results in a net position of \$59,380.66.

### **Using This Annual Report**

The Authority's financial statements consist of three basic statements – a Statement of Net Position, a Statement of Revenue, Expenses, & Changes in Net Position, and a Statement of Cash Flows. These financial statements and related notes provide information about the activities of the Authority.

### **The Statement of Net Position and Statement of Revenue, Expenses, and Changes in Net Position.**

One of the most important questions asked by the Authority's finances is, "Is the Authority as a whole better or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Revenue, Expenses, and Changes in Net Position report information about the Authority's resources and its activities in a way that helps answer this question. These statements include all restricted and unrestricted assets and all liabilities using the accrual basis of accounting. The governing body has decided the periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for the capital maintenance, public policy, management control, accountability, or other purposes.

These two statements report the Authority's net position and changes in them. You can think of the Authority's net position – the difference between assets and liabilities – as one way to measure the Authority's financial health, or financial position. Over time, increases or decreases in the Authority's net position is one indicator of whether its financial health is improving or deteriorating.

### **The Statement of Cash Flows**

The final required statement is the Statement of Cash Flows. This statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities. It provides answers to such questions as, "Where did cash come from?" "What was it used for?" and "What was the change in cash balance during the reporting period?"

TAHLEQUAH EDUCATIONAL FACILITIES AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2020

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**The Authority's Net Position**

The Authority's net assets are the difference between its assets and liabilities reported on the Statement of Net Position. The Authority's net position in 2020 was \$59,380.66.

**Operating Income and Losses**

The first component of the overall change in the Authority's net position is its operating loss. The Authority reported a net operating loss in 2020 of \$1,966.40.

**Non-operating Revenue and Expenses**

The total non-operating revenue is \$4,210.77 for 2020 resulting in a combined increase in net position of \$2,244.37 for 2020.

**Capital Assets**

At the end of 2020, the Authority did not have any capital assets.

**Contacting the Authority's Financial Management**

This financial statement is designed to provide management, taxpayers, and creditors with a general overview of the Authority's finances. If you have questions about this report or need additional information, contact Tahlequah Educational Facilities Authority, 111 S. Cherokee, Tahlequah, Oklahoma, 74464.

# **AUDIT REPORT**

**DREW KIMBLE**  
*Certified Public Accountant*  
104 S. Muskogee Ave  
Tahlequah, OK 74464  
(918) 575 – 1873

**INDEPENDENT AUDITOR'S REPORT**

Board of Trustees  
Tahlequah Educational Facilities Authority  
Tahlequah, Oklahoma

I have audited the accompanying financial statements of the Tahlequah Educational Facilities Authority, a component unit of the City of Tahlequah, State of Oklahoma, as of June 30, 2020, 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 accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit includes performing procedures to obtain evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risk of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used, reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

## **Opinion**

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business type activities of the Tahlequah Educational Facilities Authority, a component unit of the City of Tahlequah, State of Oklahoma, as of June 30, 2020 and the 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.

## **Other Matters**


### Required Supplementary Information

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

## **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, I have also issued my reported dated November 2, 2020, on my consideration of the Tahlequah Educational Facilities Authority internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts and grants agreements and other matters. The purpose of that report is to describe the scope of my 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* in considering Tahlequah Educational Facilities Authority internal control over financial reporting and compliance.

November 2, 2020



Drew Kimble, CPA



## **FINANCIAL STATEMENTS**

**TAHLEQUAH EDUCATIONAL FACILITIES AUTHORITY**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2020**

**ASSETS**

**CURRENT ASSETS**

|   |    |                  |              |
|---|----|------------------|--------------|
| Cash  | \$ | 8,798            |              |
| Federal Treasury Obligation Fund - Bond A           |    | 133,970          |              |
| Current Amount Receivable on Capital Lease Purchase |    | <u>2,454,900</u> |              |
| Total Current Assets                                |    |                  | \$ 2,597,669 |

**NON CURRENT ASSETS**

|   |    |                  |                  |
|---|----|------------------|------------------|
| Non-current Amount Receivable on Capital Lease Purchase | \$ | <u>5,949,970</u> |                  |
| Total Non Current Assets                                |    |                  | <u>5,949,970</u> |

|              |  |  |                            |
|--------------|--|--|----------------------------|
| Total Assets |  |  | <u><u>\$ 8,547,639</u></u> |
|--------------|--|--|----------------------------|

**LIABILITIES AND NET POSITION**

**CURRENT LIABILITIES**

|                                      |    |                  |              |
|--------------------------------------|----|------------------|--------------|
| Accounts Payable & Accrued Expenses  | \$ | 63               |              |
| Accrued Interest Payable             |    | 123,196          |              |
| Current Maturities of Long-Term Debt |    | <u>2,165,000</u> |              |
| Total Current Liabilities            |    |                  | \$ 2,288,258 |

**LONG-TERM DEBT, NET**

|                            |    |                  |                  |
|----------------------------|----|------------------|------------------|
| Bonds Outstanding-Series A | \$ | <u>6,200,000</u> |                  |
| Total Long Term Debt       |    |                  | <u>6,200,000</u> |

|                   |  |  |           |
|-------------------|--|--|-----------|
| Total Liabilities |  |  | 8,488,258 |
|-------------------|--|--|-----------|

**NET POSITION**

|                         |    |               |               |
|-------------------------|----|---------------|---------------|
| Restricted Net Position | \$ | <u>59,381</u> |               |
| Total Net Position      |    |               | <u>59,381</u> |

|                                    |  |  |                            |
|------------------------------------|--|--|----------------------------|
| Total Liabilities and Net Position |  |  | <u><u>\$ 8,547,639</u></u> |
|------------------------------------|--|--|----------------------------|

The accompanying notes and auditors report are an integral part of these financial statements.

**TAHLEQUAH EDUCATIONAL FACILITIES AUTHORITY  
STATEMENT OF REVENUE, EXPENSES AND  
CHANGES IN NET POSITION  
FOR THE YEAR ENDED JUNE 30, 2020**

**Revenues:**

|   |           |               |
|---|-----------|---------------|
| Tahlequah Public Schools Rental Payment | \$        | 14,885        |
| Annual Sublease Payment                 |           | -             |
| <b>Total Operating Income</b>           | <b>\$</b> | <b>14,885</b> |

**Expenditures:**

|                                 |           |               |
|---------------------------------|-----------|---------------|
| Salaries and Payroll Tax        | \$        | 6,852         |
| Professional Fees               |           | 5,459         |
| Bank Fees                       |           | 4,540         |
| <b>Total Operating Expenses</b> | <b>\$</b> | <b>16,851</b> |

|                                |           |                |
|--------------------------------|-----------|----------------|
| <b>Operating Income (Loss)</b> | <b>\$</b> | <b>(1,966)</b> |
|--------------------------------|-----------|----------------|

**Non-Operating Income (Expense):**

|   |           |              |
|---|-----------|--------------|
| Dividends   | \$        | 4,211        |
| Annual Sub-Lease Payment to Tahlequah Ed Facil Auth |           | -            |
| <b>Total Non-Operating Income (Expense)</b>         | <b>\$</b> | <b>4,211</b> |

|                               |           |              |
|-------------------------------|-----------|--------------|
| <b>Change in Net Position</b> | <b>\$</b> | <b>2,244</b> |
|-------------------------------|-----------|--------------|

|  |  |               |
|--|--|---------------|
| <b>Net Position, Beginning of Year</b> |  | <b>57,136</b> |
|--|--|---------------|

|                                  |           |               |
|----------------------------------|-----------|---------------|
| <b>Net Position, End of Year</b> | <b>\$</b> | <b>59,381</b> |
|----------------------------------|-----------|---------------|

The accompanying notes and auditors report are an integral part of these financial statements.

**TAHLEQUAH EDUCATIONAL FACILITIES  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED JUNE 30, 2020**

**Cash Flows from Operating Activities**

**Net Income**

Net Income (Loss) \$ 2,244

**Total Net Income** 2,244

**Adjustments to Net Income**

Adjustments to reconcile Net Income (Loss) to Net Cash:

(Increase) Decrease in:

Capital Lease Purchase Receivable (69,300)

Federal Treasury Bond A (12,340)

(Increase) Decrease in:

Accrued Interest Payable (27,454)

Current Maturities of LTD 150,000

Payroll Liabilities 63

Total Adjustments 40,968

Net Cash Provided By (Used in) Operating Activities 43,212

**Cash Flows from Investing Activities**

Non-Current Capital Lease Purchase 2,114,729

**Net Cash Provided By (Used in) Investing Activities** 2,114,729

**Cash Flows from Financing Activities**

Bonds Outstanding - Series A (2,165,000)

**Net Cash Used in Capital and Related Financing Activities** (2,165,000)

**Net Increase (Decrease) in Cash** (7,059)

**Cash at Beginning of Period**

Cash at Beginning of Period 15,857

**Cash at End of Period** \$ 8,798

The accompanying notes and audit report are a integral part of these financial statements

## **NOTES**

**TAHLEQUAH EDUCATIONAL FACILITIES AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2020**

**Note 1: Description of Reporting Entity and Summary of Significant Accounting Policies**

**Report Entity**

The Tahlequah Educational Facilities Authority (the Authority) is a public trust created on September 21, 2009, under the provisions of Title 60, Oklahoma Statutes 2001, Sections 176 to 180.4, inclusive, as amended and supplemented, the Oklahoma Trust Act, and other applicable laws and statutes of the State of Oklahoma. The City of Tahlequah, Oklahoma, is the beneficiary, and will receive all residual trust funds and assets upon termination of the trust.

The general purposes of this Trust are to assist the Beneficiary, the State of Oklahoma, its governmental agencies, and the private entities, agencies and citizens in making the most efficient use of all of their economic resources and powers in accordance with the needs and benefits of the Beneficiary in order to:

- Lessen the burdens on government and to stimulate educational growth and development
- To promote the educational well being of the Beneficiary by improving available resources, increasing meaningful job opportunities, promoting entrepreneurship and capital investment, while maintaining the Beneficiary's quality of life.
- Inventory the educational services, facilities and resources of the entire Beneficiary
- Promote, stimulate, encourage and finance the growth and development of education of the Beneficiary as a whole, all in order to achieve maximum utilization of the Beneficiary's human, economic, recreational, natural resources and tourist attractions
- Foster and promote the Beneficiary and to otherwise promote its general economic welfare and prosperity, and to finance any and all programs, facilities or resources promoting or intending to promote any of the foregoing.

The Authority is considered a component unit of the City of Tahlequah, and its financial information is included in the General Purpose Financial Statements of the City of Tahlequah each year.

The Trustees of this Trust shall be the Mayor and the four members of the City Council of the Beneficiary, such City Council being the governing Board of the City of Tahlequah and hereafter called "Governing Board"

The Mayor of the City shall serve as the Chairman of the Trustees and shall preside at all meetings.

**Proprietary Fund Accounting**

The Authority uses the proprietary fund method of accounting whereby revenues and expenses are recognized on the accrual basis. The governing body has decided the periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

**Accounting Standards**

Pursuant to Governmental Accounting Standards Board (GASB) Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, the Authority has elected to apply the provisions of all relevant pronouncements of the Financial Accounting Standards Board (FASB), including those issued after November 30, 1989, that do not conflict with or contradict GASB pronouncements.

**TAHLEQUAH EDUCATIONAL FACILITIES AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2020**

**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 and disclosure 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.

**Risk Management**

The Authority is exposed to various risks of loss from torts; theft of, damage to, and destruction of assets, business interruption; errors and omissions, employee injuries and illnesses, and natural disasters. To cover exposure of these risks, the Authority is listed as an Additional Named Plan Member on the City of Tahlequah's municipal liability protection plan. The Authority does not carry insurance separately under its own name. Settled claims have not exceeded this commercial coverage in any of the three preceding years.

**Cash Equivalents**

The Authority considers all liquid investments which have original maturities of three months or less to be cash equivalents.

**Property and Equipment**

The Authority has no property or equipment as of June 30, 2020.

**Income Taxes**

The Authority is exempt from federal income taxes under Section 115 of the Internal Revenue Code as a political subdivision of the State of Oklahoma and is exempt from state income taxes under a similar provision of Oklahoma State Statutes.

**Budgets**

Under Title 60, Section 176(g) Public Trusts created pursuant to this section shall file annually, with their respective Beneficiaries copies of financial documents and reports sufficient to demonstrate the fiscal activity of such trust, including, but not limited to, budgets, financial reports, bond indentures and audits. Amendments to the adopted budget shall be approved by the trustees of the public trust and recorded as such in the official's minutes of such trust.

**Note 2: Cash and Investments**

The Authority operated one checking account at BancFirst, Tahlequah, Oklahoma. The checking account pays no interest. As of June 30, 2020 the bank balance was \$8,798.33.

Bond Funds are held in accounts at BancFirst, Oklahoma City, Oklahoma. The following accounts were established according to the Bond Indenture:

- Improvement Fund – As of June 30, 2020 the balance is \$133,970.43

**TAHLEQUAH EDUCATIONAL FACILITIES AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020**

**Deposits**

The Authority's cash deposits as of June 30, 2020, are categorized to give an indication of the level of risk assumed by the Authority at year end as follows:

**Deposit Categories of Credit Risk**

- A. Insured or collateralized with securities held by the Authority or by its agent in the Authority's name.
- B. Collateralized with securities held by the pledging financial institution's trust department or agent in the Authority's name.
- C. Uncollateralized

|                      | (A)             | Category<br>(B)   | (C)         | Bank<br>Balance   | Carrying<br>Amount | Market<br>Value   |
|----------------------|-----------------|-------------------|-------------|-------------------|--------------------|-------------------|
| BancFirst, Tahlequah | \$ 8,798        | \$ -              | \$ -        | \$ 8,798          | \$ 8,798           | \$ 8,798          |
| BancFirst, OKC       | -               | 133,970           | -           | 133,970           | 133,970            | 133,970           |
| <b>TOTAL</b>         | <b>\$ 8,798</b> | <b>\$ 133,970</b> | <b>\$ -</b> | <b>\$ 142,769</b> | <b>\$ 142,768</b>  | <b>\$ 142,768</b> |

**Note 3: Amounts Receivable on Capital Lease Purchase**

This is the remaining amount unpaid of the capital lease purchase by Tahlequah Public Schools.

**Note 4: Fixed Assets**

There are no fixed assets as of June 30, 2020.

**Note 5: Long-Term Debt**

Tahlequah Educational Facility Authority (The Authority)  
Educational Facilities Lease Revenue Bonds  
(Tahlequah Public Schools Project)

|   |   |               |
|---|---|---------------|
| Build America Bonds                         | Direct Payment Series 2009A (Federally Taxable) | \$ 14,000,000 |
| Non Build America Bonds (Federally Taxable) | Series 2009B                                    | \$ -0-        |

The bonds were issued pursuant to an indenture dated as of September 1, 2009 between the Authority and the Trustee (BancFirst, OKC), for the purpose of providing funds to Independent School District No. 35 (the District), Cherokee County, Oklahoma for the purpose of paying the costs of equipping, repairing and remodeling of school buildings, acquiring school furniture, fixtures and equipment and acquiring and improving school sites; funding capitalized interest; and paying costs of issuance



**TAHLEQUAH EDUCATIONAL FACILITIES AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2020**

The bonds do not constitute obligations, legal or moral, or debts, general or special, of the State of Oklahoma or any political subdivision thereof, of the District, or personal obligations of the Trustees of the Authority or general obligations of the Authority, but shall be a limited obligation of the Authority secured to the extent provided in the Indenture by the assignment of the Trust Estate to the Trustee. Neither the faith and credit nor the taxing power of the State of Oklahoma, or of any political subdivision thereof, or of the District shall be pledged to the payment of the principal or interest on the bonds. The Authority has no taxing power.

**Current maturity of principal and interest for the next five years, under the indebtedness listed above, is as follows:**

| June 30, | Principal   | Interest  |
|----------|-------------|-----------|
| 2021     | \$2,165,000 | \$431,621 |
| 2022     | \$2,320,000 | \$302,600 |
| 2023     | \$3,880,000 | \$117,370 |
| Total    | \$8,365,000 | \$851,591 |

Revenue includes regular Lease Rental Payments, Lease Purchase Acquisition Payments, and Federal Interest Subsidy payments on the Series 2009A Bonds

Interest earnings are deposited to the Debt Service Fund.

**Lease of Real Property: Term**

**Term:** Sublessor, in consideration of the rents, covenants, agreements, and conditions herein set forth that Sublessee hereby agrees shall be paid, kept and performed, does hereby lease unto Sublessee, and Sublessee does hereby accept from Sublessor, the Real Property, together with all existing improvements, if any, and the Improvements now or hereafter located thereon and the appurtenances thereto and all other Improvements hereunder. The term of this Sublease shall commence on the Commencement Date and shall expire on June 30, of each year, unless extended for additional one (1) year terms (the "Annual Term(s)") or earlier terminated as herein provided (the "Term"). So long as Sublessee is not in default under the terms of this Sublease as of the end of any Term, Sublessee shall have the right and option to extend the terms of the Sublease on the same terms and conditions for thirteen (13) successive Annual Terms each commencing on July 1<sup>st</sup> and expiring by June 30<sup>th</sup>, by affirmative action and ratification of the Board of Education of Sublessee which shall take place no later than thirty (30) days after the expiration of the current Annual Term and by providing written notice to Sublessor and Trustee no later than thirty (30) days hereto.

**Termination:** Anything contained herein to the contrary notwithstanding, this Sublease shall terminate upon the occurrence of the first of the following events:

- Sublessee's payment of all amounts required to be paid hereunder or the issuers payment in full of the Bonds either by their terms or by earlier defeasance or redemption;
- The termination of this Sublease by Sublessor on the occurrence of an Event of Default as provided in Section 17;
- The termination or expiration of the Ground Lease; or The failure of Sublessee to extend the Term of this Sublease as provided in Section 2(a).

**TAHLEQUAH EDUCATIONAL FACILITIES AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2020**

**Rent; Lease Purchase Acquisition Payments.**

**Rent:** Sublessee shall pay from its general fund or building fund or other legally available monies to the Sublessor (or to the Trustee on behalf of the Sublessor and for benefit of the Sublessor at the written direction of the Sublessor or the Trustee), as consideration for the sublease of Premises, semi-annual rental payments in accordance with the "Schedule of Semi-Annual Rent Payments" attached hereto as Exhibit "B" and incorporated herein for all purposes (the "Rent"). Sublessee shall pay all Rent on or before the date the same become due and payable in accordance with the schedule of payments.

**Additional Rent:** In addition to the payment of Rent in accordance with the Schedule of Payments, sub lessee shall pay to the Sublessor (or to the Trustee on behalf of the Sublessor and for the benefit of the Sublessor at the written direction of the Sublessee or the Trustee), for the following (the "Additional Rent") within thirty (30) days of receipt of written itemized invoices for the same from Sublessor or Trustee on behalf of Sublessor:

- Any sums in excess of the Rent for the use of the Improvements necessary for the Sublessor to punctually pay all its obligations in accordance with the terms of the Bond Documents;
- Any sums which the Sublessor shall be obligated to pay pursuant to the terms of the Bond Documents by reason of any default or delay in payment of sums due thereunder, but only if such delay or default results from the default or breach by Sublessee of the terms, conditions and covenants of this Sublease;
- Any sums expended by the Sublessor or Trustee to insure the Premises on Sublessee's failure to maintain insurance in accordance with this Sublease or to otherwise cure any defaults by Sublessee under the Sublease; and
- The sum of 1/20 of 1% of the amount of the outstanding principal on the Bonds as of each annual anniversary date of this Sublease to defray the administrative costs, and additionally the sum of any pro rata audit costs of Sublessor attributable to the project, and in additions, the sum of any rebate calculation, rebate determination or rebate payment costs or opinions attributable to the project, which payments may be made from interest income derived from accounts or funds created pursuant to the Indenture or from other funds of the Sublessee.

**Lease Purchase Acquisition Payments:** Sublessee shall pay from its bond fund or other legally available funds to Sublessor the Lease Purchase Acquisition Payments representing the Purchase Price (the "Lease Purchase Acquisition Payments") in accordance with the "Schedule of Lease Purchase Acquisition Payments for Improvements" Prior to Sublessee's payment of the Lease Purchase Acquisition Payments for Improvements, legal title to all Improvements shall be vested in Sublessor. The Improvements are and shall at all time be and remain personal property notwithstanding that the Improvements or any part thereof may be or hereafter become in any manner affixed or attached to or embedded in or permanently rested upon real property or any other building thereon or attached in any manner to what is permanent by means of cement, plaster, nails, bolts, screws, or otherwise.

**TAHLEQUAH EDUCATIONAL FACILITIES AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2020**

Upon Sublessee's payment of the Lease Purchase Acquisition Payments, legal title to the Improvements corresponding to a Lease Purchase Acquisition Payment as described on the Schedule of Lease Purchase Acquisition Payments for Improvements shall automatically vest in Sublessee free of the Security Interests, but subject to the remaining Permitted Encumbrances. To the extent that legal title to the Improvements not does automatically vest in the Sublessee upon payment of the Lease Purchase Acquisition Payments, within a reasonable period of time after the payment of the Lease Purchase Acquisition Payments by Sublessee, Sublessor agrees to execute and deliver to the Sublessee a deed or bill of sale, as appropriate, to convey legal title to the Improvements to the Sublessee. Sublessor further agrees to obtain and deliver to Sublessee within a reasonable period of time after the payment of the Lease Purchase Acquisition Payments by Sublessee a release(s) of the Security Interests in the Improvements as appropriate.

**Note 6: Other Schedules and Documents**

All schedules and documents pertaining to the Tahlequah Educational Facilities Authority Educational Facilities Lease Revenue Bonds may be found in the office of the Authority located at 111 South Cherokee, Tahlequah, Oklahoma.

**Note 7: Concentration of Risk**

The Authority has no formal source of income. The Authority will receive annually a sublease payment from Tahlequah Public Schools which is 1/20 of 1% of the outstanding principal on the Bonds on each anniversary date of the sublease. This year's sublease was \$6,128.

**Note 8: Employee Benefits**

The Authority has employee's who is also employed by the City of Tahlequah, and is paid to perform the Authority's record keeping. The employee's are covered by the City's health, retirement, and worker's compensations plans, these benefits are not currently paid by the authority and no amounts are recorded in the financial statements for these amounts the Authority FICA and Medicare withholding are matched by the Authority.

**Note 9: Commitments and Contingencies**

The Authority has sufficient insurance coverage and/or tort immunity in effect to protect the Authority from any material loss or liability due to pending claims or litigation. Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies. Any disallowed claims, including amounts already collected, may constitute a liability. The amount, if any of expenditures which may be disallowed by the grantor cannot be determined at this time although the Authority expects such amounts if any, to be immaterial.

**TAHLEQUAH EDUCATIONAL FACILITIES AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020**

**Note 10: Subsequent Events**

Subsequent events have been evaluated through the date of the Auditor's report, which is the date the financial statements were available to be issued.

## **OTHER REPORTS**

**DREW KIMBLE**  
*Certified Public Accountant*

104 S. Muskogee Ave  
Tahlequah, OK 74464  
(918) 575 - 1873

**INDEPENDENT AUDITOR REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
COMBINED FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Trustees  
Tahlequah Educational Facilities Authority  
Tahlequah, 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 business-type activities of the Tahlequah Educational Facilities Authority, as of June 30, 2020, a component unit of the City of Tahlequah and have issued my report thereon dated November 2, 2020.

**Internal Control Over Financial Reporting**

In planning and performing my audit of the financial statements, I considered Tahlequah Educational Facilities Authority internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Tahlequah Educational Facilities Authority internal control. Accordingly, I do not express an opinion on the effectiveness of Tahlequah Educational Facilities Authority 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 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 my audit I did not identify any deficiencies in internal control that I 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 Tahlequah Educational Facilities Authority financial statements are free from 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 determination of financial statement amounts. 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 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 organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

November 2, 2020

A handwritten signature in black ink that reads "DREW KIMBLE". The signature is written in a cursive, slightly slanted style.

Drew Kimble, CPA