

**Tulsa County Industrial Authority**

**Financial Statements**  
and  
Independent Auditor's Report

**June 30, 2019**

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## **Independent Auditor's Report**

Board of Trustees  
Tulsa County Industrial Authority  
Tulsa, Oklahoma

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of the Tulsa County Industrial Authority, Tulsa, Oklahoma, (the Authority), a component unit of Tulsa County, as of and for the years ended June 30, 2019, 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***

The Authority's 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.

### ***Auditors' Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits 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 audits to obtain reasonable assurance about whether the financial statements are free from 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 auditors' 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 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, 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 opinion.

### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority as of June 30, 2019, and the respective changes in its financial position thereof for the years 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 Management's Discussion and Analysis on pages 6-13 be presented to supplement the basic 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. We 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 our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information***

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The Schedules of Eliminations/Reclassifications for Reporting in Tulsa County Comprehensive Annual Financial Report on pages 42 and 43 are presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated October 25, 2019 on our consideration of the 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 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.

*Stanfield + O'Dell, P.C.*

Tulsa, Oklahoma  
October 25, 2019

**Management's Discussion  
And Analysis**

## **Management Discussion and Analysis**

Management's discussion and analysis (MD&A) of Tulsa County Industrial Authority's (the Authority) financial performance provides an overview of the financial activities of the Authority for the fiscal years ending June 30, 2019 and June 30, 2018.

The Authority is a component unit of Tulsa County (the County) and is a public trust created under Oklahoma Statutes, Title 60. The Authority was created on March 1, 1965 and its beneficiary is Tulsa County should its purpose be fulfilled. The Authority is included as a blended unit in the government-wide financial statements of the County's Comprehensive Annual Financial Report.

The operations of the Authority are classified as governmental activities because of the capital projects that are being constructed under the Vision 2025, Juvenile Justice Center and David L Moss Criminal Justice Center expansion, and 2016 Vision Tulsa County voter initiatives. During fiscal year 2018, \$53.7 million of Capital Improvement Revenue Bonds were issued for various Tulsa County infrastructure improvements. During fiscal year 2014, approximately \$9.6 million of Capital Improvement Revenue Bonds were issued for expansion of the David L Moss Criminal Justice Center. During fiscal year 2016, \$3.1 million of Capital Improvement Revenue Bonds were issued for expansion of the David L Moss Criminal Justice Center. Also during fiscal year 2016, approximately \$38 million of Capital Improvement Revenue Bonds were issued for the construction of the Juvenile Justice Courts and Detention Center. During fiscal year 2007, 2006, 2005, and 2003, approximately \$32 million, \$60 million, \$150 million, and \$242 million, respectively of Capital Improvement Revenue Bonds were issued to finance capital improvements for Vision 2025 projects. These Capital Improvement Revenue Bonds were repaid from a dedicated revenue source, e.g., monthly sales tax collections. These financing and investing activities define governmental activities not "business type" activities and focuses on current available financial resources, the near-term inflows and outflows of financial or spendable resources. The expenditure of capital outlay is for the benefit of Tulsa County, other municipalities, and other third parties.

Additionally, the Authority has issued revenue bonds for certain capital projects of Tulsa County, and its discretely presented component unit, Tulsa City/County Health Department (TCCHD). Also, the Authority has issued American Recovery and Reinvestment Act (ARRA) notes for certain capital projects of Tulsa County. These bonds and ARRA notes are funded solely by capital lease revenue paid by Tulsa County and TCCHD, and project agreement revenue paid by Tulsa County. The capital lease and project agreements are written so that the capital lease and project revenue will be sufficient to make all debt service payments on the bonds. The bonds and capital leases are accounted for in a separate governmental debt service fund while the bonds and project agreement are accounted for in a separate governmental special revenue fund set up specifically for those activities.

Please review the MD&A in conjunction with the information presented in the accompanying financial statements.

## **Financial Highlights**

- The change in net position totaled a decrease of (\$33.9) million and a decrease of (\$25.5) million for the fiscal years ended June 30, 2019 and 2018, respectively.
- \$10.8 million was spent on Vision 2025 capital improvements in fiscal year 2019 while \$18.0 million was spent in fiscal year 2018. Approximately \$625 million has been spent to date on these capital improvements. The originally budgeted Vision 2025 projects are now approximately 100% complete. Additional capital projects are being funded with sales tax revenue collected above the original \$576 million budgeted amount. The bonds were paid in full during fiscal year ended June 30, 2017, and the related sales tax to service this debt ended during fiscal year 2017.
- \$7.9 million and \$12.7 million was spent on Vision Tulsa County during fiscal years ended June 30, 2019 and June 30, 2018 respectively.
- The amount of outstanding conduit debt obligations as of June 30, 2019 and 2018 was \$604.5 million and \$530.9 million, respectively. The amount of outstanding conduit debt obligations as of June 30, 2019 is \$73.6 million higher than the balance on June 30, 2018. The increase in conduit debt is the result of a \$53.7 million lease revenue note and a \$66.9 million revenue bond being issued during the fiscal year, offset by debt repayments.

## **Other Information**

### **Conduit Debt**

From time to time, the Authority has issued industrial revenue bonds and other debt instruments that provide financial assistance to the private sector and other governmental entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds and notes are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. No political subdivision (including the Authority and Tulsa County) is obligated in any manner for repayment of the bonds. Accordingly, the bonds and notes are not reported as assets or liabilities in the accompanying Authority's financial statements. Any fees assessed in financing third party conduit debt are recognized as revenue in the accompanying financial statements.

## **Overview of the Financial Statements**

In accordance with Governmental Accounting Standards Board (GASB) Statement No. 34 – Basic Financial Statements and Management's Discussion and Analysis – for state and local governments, the Authority's financial statements must be presented under a full accrual basis of accounting and the economic resource measurement focus. Under this method of accounting, revenues are recognized when earned and expenses when incurred, regardless of the related cash flows. The Authority's accrual basis financial statements presented in this report are the Statement of Net Position and the Statement of Activities.

The government-wide financial statements provide the long-term, economic perspective needed to complement the short-term financing perspective offered by the governmental funds.

The individual fund financial statements reported in subsequent pages reflect the activities of the Authority and are reported in the Balance Sheet and the Statement of Revenues, Expenditures and Changes in Fund Balance. The individual funds used in the Balance Sheet and the Statement of Revenues, Expenditures and Changes in Fund Balance are the General Fund, Capital Projects Fund, Sales Tax Capital Projects Fund, Capital Lease Debt Service Fund, Jail Expansion Debt Service Fund, Energy Program Debt Service Fund, Jail Expansion #2 Debt Service Fund, Juvenile Justice Special Revenue Fund, and 2016 Vision Tulsa County Special Revenue Fund. All financial activities are recorded in the funds using the modified accrual basis of accounting and the flow of current financial resources measurement focus. Under this basis of accounting, revenues are recognized when “measurable and available”. Measurable means the amount of the transaction can be determined (capable of being expressed in dollar terms) and available means collectible within the current period or soon enough thereafter to be used to pay current liabilities. Expenditures are recorded when the related fund liability is incurred.

Under the flow of current financial resources, only current assets and current liabilities are recognized on the Balance Sheet. The Statement of Revenues, Expenditures and Changes in Fund Balance includes only net current increases (revenues and other financing sources) and decreases (expenditures and other financing uses). The Authority’s current financial resources help determine whether there are more or fewer financial resources that can be spent in the near future to finance the Authority’s programs.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements also describe accounting policies, methods of accounting, and the fund structure used by the Authority.

## **Government-wide Financial Statements**

### **Statement of Net Position**

The Statement of Net Position shows the financial position of asset, deferred outflow, liability, deferred inflow and net position accounts as of the last day of the fiscal year. The excess of assets and deferred outflows over liabilities and deferred inflows is reported as net position. The following table is a condensed summary of the Statement of Net Position for the fiscal years ending June 30, 2019 and 2018.



**Net Position**  
**(In Thousands)**

	<u>2019</u>	<u>2018</u>	<u>% Inc. (Dec.)</u>
Cash and cash equivalents	\$ 515	\$ 854	-40%
Restricted cash and cash equivalents	96,657	131,456	-26%
Other current assets-restricted	1,863	1,983	-6%
Lease/project receivable	12,769	13,946	-8%
Capital assets	<u>2,361</u>	<u>2,361</u>	0%
Total assets	114,165	150,600	-24%
Deferred outflows of resources	<u>234</u>	<u>280</u>	-16%
Total assets and deferred outflows of resources	<u>\$ 114,399</u>	<u>\$ 150,880</u>	-24%
Current liabilities	\$ 16,223	\$ 10,903	49%
Noncurrent liabilities	<u>104,276</u>	<u>112,184</u>	-7%
Total liabilities	<u>120,499</u>	<u>123,087</u>	-2%
Deferred inflows of resources	<u>56</u>	<u>62</u>	-10%
Net position:			
Net investment in capital assets	2,361	2,361	0%
Restricted for debt service/capital projects	24,330	40,547	-40%
Unrestricted	<u>(32,847)</u>	<u>(15,177)</u>	116%
Total net position (deficit)	<u>(6,156)</u>	<u>27,731</u>	-122%
Total Liabilities, deferred inflows of resources, and net position	<u>\$ 114,399</u>	<u>\$ 150,880</u>	-24%

Explanations for changes in excess of 20% and \$1 million are as follows:

Restricted Cash and Cash Equivalents – decreased \$34.8 million (26%) due to absence of Vision 2025 tax proceeds as the incremental sales tax ended in fiscal year 2017, and continued spending on projects.

Current Liabilities – increased \$5.3 million (49%) primarily due to higher accounts payable reflecting increased construction activity associated with the Vision Tulsa County projects.

Restricted for Debt Service / Capital Projects – decreased \$16.2 million (40%) due to increased spending on projects that were not offset by revenue sources, which resulted in less cash on hand to be applied for the net position restrictions.

Unrestricted (deficit) – increased \$17.7 million (116%) due to the spending of bond proceeds from 2016 Vision Tulsa County and the Juvenile Justice Special Revenue Fund, and from spending a portion of the remaining sales tax proceeds in the Capital Projects Fund at a higher rate than revenue was collected.

## Statement of Activities

The Statement of Activities shows the activity that occurred during the fiscal years ended June 30, 2019 and 2018. The Statement of Activities deducts program revenues from expenses categorized by function or program to arrive at net (expense) revenue. From the net (expense) revenue any general revenues are added in to derive the change in net position. This format identifies the extent to which each function of the government draws from the general revenues of the government or is self-financing. The following condensed summary of the Statement of Activities demonstrates that the analysis of the Authority's financial condition is primarily focused on total revenues, uncapitalized capital outlay, bond principal expenditure, bond interest expenditure, transfers from beneficiary, proceeds from revenue bonds, and beginning and ending net position.

### Changes in Net Position (In Thousands)

	<u>2019</u>	<u>2018</u>	<u>% Inc. (Dec.)</u>
Revenues:			
Program revenues:			
Charges for services	\$ 734	\$ 666	10%
Grants and Contributions	-	60	-100%
General revenues:			
Sales and use taxes	13,301	12,993	2%
Other general revenues	<u>2,032</u>	<u>1,087</u>	87%
Total revenues	<u>16,067</u>	<u>14,806</u>	9%
Program expenses:			
General government	927	1,532	-39%
Vision 2025	10,839	18,011	-40%
2016 Vision Tulsa County	7,897	12,696	-38%
Jail expansion	-	107	-100%
Juvenile detention center	24,740	2,960	736%
Interest on long-term debt	3,162	2,567	23%
Transfers to County	<u>2,389</u>	<u>2,441</u>	-2%
Total expenses	<u>49,954</u>	<u>40,314</u>	24%
Change in net position	(33,887)	(25,508)	33%
Beginning net position (deficit)	<u>27,731</u>	<u>53,239</u>	-48%
Ending net position (deficit)	<u>(\$ 6,156)</u>	<u>\$ 27,731</u>	-122%

Explanations for changes in excess of 20% and \$1 million are as follows:

Vision 2025 Expenses – Decreased by \$7.2 million (40%) due to additional Vision 2025 projects being completed and fewer being commenced.

2016 Vision Tulsa County – Decrease of \$4.8 million (38%) due to fiscal year 2018 building purchase (\$11.5 million) offset by higher spending on additional projects.

Juvenile Detention Center – Increase of \$21.8 million (736%) due to a full year of construction in fiscal year 2019.

## 2016 Vision Tulsa County

2016 Vision Tulsa County projects commenced in fiscal year 2018 after being approved by voters in April of 2016. The following schedule shows expenditures to date, on a cash basis, for selected capital projects as of June 30, 2019. Percentage complete is based on spend versus budget.

Capital Project	Expended this Fiscal Year	Total Expended Project-to-Date	Percentage Complete
Tulsa HQ Improvements	\$ 2,457,624	\$ 3,380,761	16.9%
Chandler Park Water Play Area	796,057	922,236	84.4%
District 3 Maint Facility	793,759	962,539	21.4%
District 1 Maint Facility	766,597	929,232	23.2%
86th Street N. Memorial	308,255	370,807	53.0%
IT Core Upgrade	278,510	278,510	85.7%
Vision Tulsa County Adm	209,517	276,185	47.5%
Repl. South Lakes Golf Course Fence	189,000	189,000	100.0%
31st St. S. and 41 St. S. County Line	146,928	182,943	15.9%

## Vision 2025

The following schedule depicts the status, on a cash basis, of selected major capital projects (arranged by voter proposition) as of June 30, 2019 with the amount expended this fiscal year, the total expended project to date, as well as the percentage of completion as of June 30, 2019 as compared to the budget.

Voter Proposition	Capital Project	Expended this Fiscal Year	Total Expended Project-to-Date	Percentage Completed
Community Enrichment	Owasso Festival Park	\$ 1,455,618	\$ 1,617,441	71.5%
Community Enrichment	Chandler Park Water Play	1,355,401	1,527,769	97.0%
Community Enrichment	Owasso Sports Park	101,496	1,204,917	56.1%
Community Enrichment	Renovation of Lafortune Park Trail	991,448	991,448	60.1%
Community Enrichment	Haikey Creek Flood Prevention	2,232,433	12,633,864	97.6%
Community Enrichment	O'Brien Park Rec. Center / Parking	207,516	1,331,573	76.1%
Community Enrichment	Lafortune Par 3 Improvements	2,549,375	2,828,659	99.3%
Community Enrichment	Jenks Skate Park	753,982	752,982	99.9%

The Vision 2025 bonds issued in 2003, 2005, and 2006 were paid off during fiscal year 2017, retiring \$47,715,000 of debt.

## Overall Financial Position and Results of Operation

### General Fund

The General Fund reported revenues over expenses of \$160,220. This represents an increase in revenues from fiscal year 2018 of \$114,332 (or 134%). The primary driver of the year-over-year increase is a \$104,640 increase in issuer fees associated with two debt issuances during the year. Expenses for the year includes audit fees of \$22,700 and project management fees of \$16,987.

### Capital Assets

The reported amount since June 30, 2005 has been \$2,360,964, which represents the cost of land acquired by the Industrial Authority.

### Long-term Debt Activity

The following represents a summary of the revenue bond activity for the years ending June 30, 2019 and 2018:

	<b>Long-term Debt (In Thousands)</b>			
	<b>Balance 7/1/2017</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance 6/30/2018</b>
Revenue bonds payable-2010 Rec Fac	\$ 3,580	\$ -	\$ 405	\$ 3,175
Revenue bonds payable-2010 TCCHD	9,670	-	260	9,410
Revenue bonds payable-2013 Sheriff	1,030	-	165	865
Revenue bonds payable-2014 DLM Jail	8,530	-	570	7,960
ARRA loan payable - 2014	923	-	67	856
Revenue bonds payable-2015 DLM Jail	2,910	-	200	2,710
Revenue bonds payable-2016 Juvenile Center	37,220	-	2,615	34,605
ARRA loan payable - 2016	26	215	15	226
Revenue bonds payable - 2017 V Tulsa County	-	53,700	-	53,700
Total	<u>\$ 63,889</u>	<u>\$ 53,915</u>	<u>\$ 4,297</u>	<u>\$ 113,507</u>
	<b>Balance 7/1/2018</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance 6/30/2019</b>
Revenue bonds payable-2010 Rec Fac	\$ 3,175	\$ -	\$ 415	\$ 2,760
Revenue bonds payable-2010 TCCHD	9,410	-	270	9,140
Revenue bonds payable-2013 Sheriff	865	-	165	700
Revenue bonds payable-2014 DLM Jail	7,960	-	580	7,380
ARRA loan payable - 2014	856	-	67	789
Revenue bonds payable-2015 DLM Jail	2,710	-	200	2,510
Revenue bonds payable-2016 Juvenile Center	34,605	-	2,635	31,970
ARRA loan payable - 2016	226	-	15	211
Revenue bonds payable - 2017 V Tulsa County	53,700	-	2,920	50,780
Total	<u>\$ 113,507</u>	<u>\$ -</u>	<u>\$ 7,267</u>	<u>\$ 106,240</u>

Please refer to Note F as it provides additional detail on long-term debt.

## **Consequence of Converting to the Full Accrual Basis of Accounting and Complying with a GASB Interpretation**

The conversion to the full accrual basis of accounting and the compliance with a GASB Interpretation causes the reclassification of a component part of net position in the Statement of Net Position. The result of adding the current and non-current portion of revenue bonds payable to the positive amount of restricted fund balance on the Balance Sheet-Governmental Funds results in a negative balance in restricted for debt service on the Statement of Net Position. Debt service is to be repaid from future sales tax collections and is a different revenue stream from the proceeds of bonds which finances the Vision 2025 and 2016 Vision Tulsa County projects. GASB Interpretation does not permit a negative balance in a restricted net position account; hence the requirement to reclassify the negative balance in the restricted for debt service account to an unrestricted account.

## **Request for Information**

This financial report is designed to provide the reader a general overview of the Industrial Authority's finances. Questions concerning any of the information provided in this report or request for additional information can be addressed to Michael Willis at 500 South Denver, Suite 120, Tulsa, Oklahoma 74103-3832, or online at [www.tulsacounty.org](http://www.tulsacounty.org).

Tulsa County Industrial Authority

**Statement of Net Position**

June 30, 2019

	Governmental Activities
<b>Assets</b>	
Current Assets	
Cash and cash equivalents	\$ 514,637
Restricted cash, cash equivalents and investments	96,657,431
Interest receivable - restricted	164,229
Due from Tulsa County - restricted	1,698,348
Current portion of lease receivable	867,581
Current portion of long-term loan to Tulsa County	83,487
Sub-total Current Assets	<u>99,985,713</u>
Non Current Assets	
Land	2,360,964
Lease receivable from related party	10,901,533
Long-term loan to Tulsa County	916,473
Sub-total Non Current Assets	<u>14,178,970</u>
Total Assets	114,164,683
<b>Deferred Outflows of Resources</b>	
Deferred charge on refunding	<u>234,248</u>
Total Assets and Deferred Outflows of Resources	<u><u>\$ 114,398,931</u></u>
<b>Liabilities</b>	
Current Liabilities	
Accounts payable from restricted assets	\$ 8,098,083
Interest payable from restricted assets	671,205
Revenue bonds payable - current portion	
paid from restricted assets	<u>7,453,487</u>
Sub-total Current Liabilities	16,222,775
Non Current Liabilities	
Revenue bonds payable - long-term	
portion paid from restricted assets	<u>104,275,934</u>
Total Liabilities	<u>120,498,709</u>
<b>Deferred Inflows of Resources</b>	
Deferred gain on refunding	<u>55,968</u>
<b>Net Position (Deficit)</b>	
Net investment in capital assets	2,360,964
Restricted for debt service/capital projects	24,329,885
Unrestricted deficit	<u>(32,846,595)</u>
Total Net Position - (Note J)	<u>(6,155,746)</u>
Total Liabilities, Deferred Inflows of Resources and Net Position	<u><u>\$ 114,398,931</u></u>

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

Tulsa County Industrial Authority

**Statement of Activities**

Year Ended June 30, 2019

	Expenses	Program Revenues			Net (Expense) Revenue
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
<b>Functions / Programs</b>					
Primary government	\$ 927,236	\$ 182,296	\$ -	\$ -	\$ (744,940)
General government:					
Vision 2025 expenses for Tulsa County and other governmental entities	10,839,099	-	-	-	(10,839,099)
Juvenile detention center expenses for other governmental entities	24,740,057	-	-	-	(24,740,057)
2016 Vision Tulsa County expenses for Tulsa County	7,897,372	-	-	-	(7,897,372)
Interest on long-term debt	3,161,857	551,526	-	-	(2,610,331)
Total Government Activities	<u>\$ 47,565,621</u>	<u>\$ 733,822</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (46,831,799)</u>
<b>Changes in Net Position:</b>					
Net (expense) revenue					\$ (46,831,799)
Sales tax collections transferred from County					13,300,663
Investment earnings					2,032,776
Transfer to beneficiary					<u>(2,388,645)</u>
Change in net position					(33,887,005)
Net position - beginning of year					<u>27,731,259</u>
Net position (deficit) - end of year					<u>\$ (6,155,746)</u>

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

Tulsa County Industrial Authority

**Balance Sheet - Governmental Funds**

June 30, 2019

	General Fund	Capital Projects Fund	Sales Tax Capital Projects Fund	Capital Lease Debt Service Fund	Jail Expansion Debt Service Fund	Energy Program Debt Service Fund	Jail Expansion #2 Debt Service Fund	Juvenile Justice Special Revenue Fund	2016 Vision Tulsa County - Special Revenue Fund	Total Governmental Fund
<b>Assets</b>										
Cash and cash equivalents	\$ 514,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 514,637
Restricted assets										
Restricted cash, cash equivalents and investments	-	26,017,227	-	1,046,277	573,532	1	195,817	21,432,921	47,391,656	96,657,431
Interest receivable	1,142	45,494	-	4,389	870	7,810	292	31,132	73,100	164,229
Due from Tulsa County	-	-	-	-	377,411	999,960	-	595,147	725,790	2,698,308
Capital leases receivable	-	-	-	11,769,114	-	-	-	-	-	11,769,114
Total Assets	\$ 515,779	\$ 26,062,721	\$ -	\$ 12,819,780	\$ 951,813	\$ 1,007,771	\$ 196,109	\$ 22,059,200	\$ 48,190,546	\$ 111,803,719
<b>Liabilities, Deferred Inflows, and Fund Balance</b>										
Accounts payable from restricted assets	\$ -	\$ 2,021,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,315,588	\$ 1,760,636	\$ 8,098,083
Interest payable from restricted assets	-	-	-	203,021	68,500	1,932	20,901	204,481	-	498,835
Total Liabilities	-	2,021,859	-	203,021	68,500	1,932	20,901	4,520,069	1,760,636	8,596,918
Deferred Inflows of Resources										
Unavailable revenue	-	-	-	11,769,114	-	1,005,838	-	-	-	12,774,952
Fund Balance										
Restricted	-	24,040,862	-	847,645	883,313	1	175,208	17,539,131	46,429,910	89,916,070
Committed	515,779	-	-	-	-	-	-	-	-	515,779
Total Fund Balances	515,779	24,040,862	-	847,645	883,313	1	175,208	17,539,131	46,429,910	90,431,849
Total Liabilities, Deferred Inflows, and Fund Balance	\$ 515,779	\$ 26,062,721	\$ -	\$ 12,819,780	\$ 951,813	\$ 1,007,771	\$ 196,109	\$ 22,059,200	\$ 48,190,546	\$ 111,803,719

Continued on next page

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



Tulsa County Industrial Authority

**Balance Sheet - Governmental Funds - Continued**

June 30, 2019

**Reconciliation to Statement of Net Position**

Total fund balance - total governmental fund \$ 90,431,849

Amounts reported for governmental activities in the statement of net position are different because:

Proceeds from the 2010 series revenue bonds are not financial resources, and therefore, are not reported in the funds. Principal payments of \$685,000 are not financial uses, but a reduction of the liability. Revenue bonds represent long-term liabilities.	(11,900,000)
Proceeds from the 2013 series revenue bonds are not financial resources, and therefore, are not reported in the funds. Principal payments of \$165,000 are not financial uses, but a reduction of the liability. Revenue bonds represent long-term liabilities.	(700,000)
Proceeds from the 2014 series revenue bonds are not financial resources, and therefore, are not reported in the funds. Principal payments of \$580,000 are not financial uses, but a reduction of the liability. Revenue bonds represent long-term liabilities.	(7,380,000)
Proceeds from the 2015 series revenue bonds are not financial resources, and therefore, are not reported in the funds. Principal payments of \$200,000 are not financial uses, but a reduction of the liability. Revenue bonds represent long-term liabilities.	(2,510,000)
Proceeds from the 2016 series revenue bonds are not financial resources, and therefore, are not reported in the funds. Principal payments of \$2,635,000 are not financial uses, but a reduction of the liability. Revenue bonds represent long-term liabilities.	(31,970,000)
Proceeds from the 2017 series revenue bonds are not financial resources, and therefore, are not reported in the funds. Principal payments of \$2,920,000 are not financial uses, but a reduction of the liability. Revenue bonds represent long-term liabilities.	(50,780,000)
Proceeds from the 2015 ARRA loan are not financial resources, and therefore, are not reported in the funds. Principal payments of \$67,527 are not financial uses, but a reduction of the liability. Loans represent long-term liabilities.	(788,878)
Proceeds from the 2016 ARRA loan are not financial resources, and therefore, are not reported in the funds. Principal payments of \$15,134 are not financial uses, but a reduction of the liability. Loans represent long-term liabilities.	(211,082)
Unamortized bond premium is not reported in the funds. This premium is amortized to interest expense as bonds are paid.	(5,489,461)
Accrued interest due within one year, but not payable from current financial resources, is not reported in governmental fund statements.	(172,371)
Unamortized deferred charge on refunding is not a current financial resource and is, therefore not reported in the funds. The deferred charge is amortized to interest expense as the bonds are paid.	234,248
Unamortized deferred gain on refunding is not a current financial obligation and is, therefore not reported in the funds. The deferred gain is amortized to interest expense as the bonds are paid.	(55,968)
Long-term assets are not available to pay for current period expenditures, and therefore, are deferred in the funds: accrued interest receivable of \$5,879; long-term loans to Tulsa County of \$999,960 and capital lease receivable of \$11,769,114.	12,774,953
Land costs capitalized upon completion of specified projects. These costs are expenses in governmental standards, but capitalized in the entity-wide statements.	2,360,964
Net position of governmental activities.	<u>\$ (6,155,746)</u>

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

Tulsa County Industrial Authority

**Statement of Revenues, Expenditures and Changes in Fund Balance - Governmental Funds**

Year Ended June 30, 2019

	General Fund	Capital Projects Fund	Sales Tax Capital Projects Fund	Capital Lease Debt Service Fund	Jail Expansion Debt Service Fund	Energy Program Debt Service Fund	Jail Expansion #2 Debt Service Fund	Juvenile Justice Special Revenue Fund	2016 Vision Tulsa County - Special Revenue Fund	Total Governmental Fund
<b>Revenue</b>										
Charges for services	\$ 181,996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181,996
Lease income - principal	-	-	-	1,094,369	-	-	-	-	-	1,094,369
Lease income - interest	-	-	-	541,341	-	-	-	-	-	541,341
Contract loan income - principal	-	-	-	-	-	82,661	-	-	-	82,661
Contract loan income - interest	-	-	-	-	-	10,688	-	-	-	10,688
Investment income	17,911	599,464	-	13,998	6,799	-	2,223	500,588	892,094	2,033,077
Total Revenue	\$ 199,907	\$ 599,464	\$ -	\$ 1,649,708	\$ 6,799	\$ 93,349	\$ 2,223	\$ 500,588	\$ 892,094	\$ 3,944,132
<b>Expenditures</b>										
Current:										
General government	\$ 39,687	\$ 662,249	\$ -	\$ -	\$ 9,000	\$ -	\$ -	\$ 10,576	\$ 205,724	\$ 927,236
Expenditures for Vision 2025 projects	-	10,839,099	-	-	-	-	-	-	-	10,839,099
Expenditures for juvenile detention center	-	-	-	-	-	-	-	24,740,057	-	24,740,057
Expenditures for 2016 Vision Tulsa County	-	-	-	-	-	-	-	-	7,897,372	7,897,372
Debt Service:										
Principal	-	-	-	850,000	580,000	82,661	200,000	2,635,000	2,920,000	7,267,661
Interest	-	-	-	516,717	208,578	10,688	63,382	698,272	2,089,600	3,587,237
Total Expenditures	39,687	11,501,348	-	1,366,717	797,578	93,349	263,382	28,083,905	13,112,696	55,258,662
<b>Excess (deficiency) of revenues over (under) expenditures</b>	160,220	(10,901,884)	-	282,991	(790,779)	-	(261,159)	(27,583,317)	(12,220,602)	(51,314,530)
<b>Other financing sources (uses):</b>										
Transfers from beneficiary	-	-	-	-	2,955,704	-	-	4,660,915	5,684,044	13,300,663
Transfers to beneficiary	(500,000)	-	-	-	(1,888,645)	-	-	-	-	(2,388,645)
Operating transfers in	-	34,731,661	1,845,035	-	-	-	267,545	-	-	36,844,241
Operating transfers out	-	(1,845,035)	(34,731,661)	-	(267,545)	-	-	-	-	(36,844,241)
Net Other Financing Sources (Uses)	(500,000)	32,886,626	(32,886,626)	-	799,514	-	267,545	4,660,915	5,684,044	10,912,018
<b>Excess (deficiency) of revenues over (under) expenditures - other financing sources (uses):</b>	(339,780)	21,984,742	(32,886,626)	282,991	8,735	-	6,386	(22,922,402)	(6,536,558)	(40,402,512)
<b>Fund balance at June 30, 2018</b>	855,559	2,056,120	32,886,626	564,654	874,578	1	168,822	40,461,533	52,966,468	130,834,361
<b>Fund balance at June 30, 2019</b>	\$ 515,779	\$ 24,040,862	\$ -	\$ 847,645	\$ 883,313	\$ 1	\$ 175,208	\$ 17,539,131	\$ 46,429,910	\$ 90,431,849

Continued on next page

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

Tulsa County Industrial Authority

**Statement of Revenues, Expenditures and Changes in Fund Balance - Governmental Funds**

Year Ended June 30, 2019

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**Reconciliation to Statement of Activities**

Net change in fund balances - total governmental funds	\$ (40,402,512)
Amounts reported as governmental activities in the statement of activities are different because:	
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	7,267,661
Amortization of bond premium over the term of the related debt	454,120
Amortization of refunding loss	(45,338)
Amortization of refunding gain	6,521
Change in unavailable interest receivable	(504)
Capital lease and contract loan receivable principal payments received recorded as revenue in governmental funds, but reduces long-term receivable on statement of net position	(1,177,030)
Change in accrued interest payable not recorded on governmental funds.	<u>10,077</u>
Change in net position of governmental activities	<u><u>\$ (33,887,005)</u></u>

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

**Notes to Financial Statements**

June 30, 2019

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**Note A – Financial Reporting Entity**

The Tulsa County Industrial Authority (the Authority), a component unit of Tulsa County (the County), is a public trust created under the provisions of Title 60, Oklahoma Statutes 1991, Sections 176 to 180, as amended and supplemented to the Oklahoma Trust Act, and other applicable statutes of the State of Oklahoma. The Authority was created on March 1, 1965, and its Beneficiary is the County of Tulsa, Oklahoma. The purpose of the Authority is to:

- Establish, provide, maintain, construct, set apart, promote and conduct parks, playgrounds, golf courses, recreational centers, social and community centers, and other recreational facilities within and near the territorial limits of the Beneficiary;
- Furnish and supply to the United States of America, the State of Oklahoma, the Beneficiary and/or any governmental agency or instrumentality or any of them, or to any one or more of them, buildings, equipment and other facilities for all purposes that the same be authorized or proper as a function of the Beneficiary as or if expressly authorized by law for the furtherance of the general convenience, welfare, public health and safety of the Beneficiary and its inhabitants;
- Promote the development of industry and culture and industrial, manufacturing, cultural and educational activities within and without the territorial limits of the Beneficiary and to thereby provide industrial and cultural facilities and additional employment and activities which will benefit and strengthen culture and the economy of the Beneficiary and the State of Oklahoma;
- Institute, furnish, provide and supply services and facilities for the conservation and implementation of the public welfare and protection and promotion of the public health to the Beneficiary and to agencies, instrumentalities and subdivisions thereof and to the inhabitants, owners and occupants of property, and to governmental, industrial, commercial and mercantile entities, establishments and enterprises within the territorial limits of the Beneficiary, to such extent and in such manner as now is or hereafter shall be a proper function of the Beneficiary as or if expressly authorized by law for the furtherance of the general convenience, welfare, public health and safety of the Beneficiary and its inhabitants;
- Promote the development of recreational and cultural activities within and near the territorial limits of the Beneficiary and to thereby provide recreational and cultural facilities and additional employment and activities that will benefit and strengthen culture and the economy of the Beneficiary;
- Provide solid waste disposal facilities for the collection and disposal of solid wastes and pollution control facilities in a manner which will protect the public health and welfare, prevent water pollution or air pollution, prevent the spread of disease, and abate public nuisances, conserve natural resources and enhance the quality of the environment;
- Provide and/or to aid in providing and/or to participate in providing to the United States of America, the State of Oklahoma, the Beneficiary, the municipalities located within and near the Beneficiary, the school district and/or districts included in whole or in part, within the limits of the Beneficiary, and/or any agency or instrumentality or either or any of them, or to any one or more of them, facilities and/or services of any and/or all kinds necessary or convenient for the functioning thereof;

## Notes to Financial Statements

June 30, 2019

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### Note A – Financial Reporting Entity – Continued

- Hold, maintain and administer any leasehold rights in and to properties of the Beneficiary demised to the Trustees, and to comply with the terms and conditions of any leases providing said rights;
- Acquire by lease, purchase or otherwise, and to hold, construct, install, equip, repair, enlarge, furnish, maintain and operate or otherwise deal with, any and all physical properties and facilities needful or convenient for utilization in executing or promoting the execution of the aforesaid trust purposes or any of them, or which may be useful in securing, developing, and maintaining industry and industrial, manufacturing or other activities in the Beneficiary and territory in proximity thereto, or which may be useful in promoting culture and education in the aforesaid area; to lease, rent, furnish, provide, relinquish, sell or otherwise dispose of, or otherwise make provision for, any or all of said properties and facilities either in execution of any of the aforesaid trust purposes or in the event that any thereof shall no longer be needful for such purposes;
- Provide funds for the costs of financing, acquiring, constructing, installing, equipping, repairing, remodeling, improving, extending, enlarging, any of the aforesaid physical properties and facilities, and of administering the Trust for any or all of the aforesaid trust purposes, and for all other charges, costs and expenses incidental thereto; and in so doing to incur indebtedness, either unsecured or secured, by any part or parts of the Trust Estate and/or revenues thereof;
- Expend all funds coming into the hands of aforesaid costs and expenses, and in the payment of any indebtedness incurred by the Trustees for the purposes specified herein, and in the payment of any other debt or obligation properly chargeable against the Trust Estate, and to distribute the residue and remainder of such funds to the Beneficiary for the payment of all or any part of the principal and/or interest of any bonded indebtedness of the Beneficiary and/or for any one or more authorized or proper purposes of the Beneficiary as shall be specified by the Trustees hereunder.

### Note B – Summary of Significant Accounting Policies

1. *Government-Wide Statements* – The government-wide financial statements include the statements of net position and the statements of activities. These statements report financial information for the Authority, and is reported in conformity with generally accepted accounting principles. The Authority does not have any component units.

The statements of net position report all financial and capital resources of the Authority. These assets and liabilities are presented in order of their relative liquidity. An asset's liquidity is determined by how readily it converts to cash and whether restrictions limit the Authority's ability to use the resources. A liability's liquidity is based on its maturity, or when cash is used to liquidate it. The difference between the Authority's assets and deferred outflows and its liabilities and deferred inflows, is its net position. Net position is displayed in three components – net investment in capital assets, restricted, and unrestricted.

**Notes to Financial Statements**

June 30, 2019

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**Note B – Summary of Significant Accounting Policies – Continued**

1. *Government-Wide Statements – Continued*

The statements of activities report the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees and other charges to users of the Authority's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets. These revenues are subject to externally imposed restrictions of these program uses. Other revenue sources not properly included with program revenues are reported as general revenues.

2. *Measurement Focus, Basis of Accounting and Financial Statement Presentation* – 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.

The government-wide statements report using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements report using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. *Measurable* defines the amount of the transaction and *available* means collectible within the current period or soon enough thereafter to pay current liabilities. The Authority considers revenues to be available if they are collected within 60 days of the end of the fiscal year. Expenditures are recorded when the related fund liability is incurred.

Investment income and charges for services are the revenue sources susceptible to accrual. Other financing sources include sales tax collections transferred from the recipient fund, operating transfers within the Authority, capital contributions and collection of proceeds from the issuance of revenue bonds.

3. *Budget Presentation* – The Authority is not required to legally adopt a budget because the revenues are not appropriated from the budget board. Therefore, presentation of budget reports and comparisons with actual revenues and expenditures is not appropriate.

4. *Fund Financial Statements* – Fund financial statements of the reporting entity are organized into funds each of which is considered to be separate accounting entities. Each fund is accounted for by providing a separate set of self-balancing accounts which constitute its assets, deferred outflows, liabilities, deferred inflows, fund equity, revenues, and expenditure/expenses. All funds of the Authority are classified as governmental funds.

The funds of the financial reporting entity are described below:

**Notes to Financial Statements**

June 30, 2019

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**Note B – Summary of Significant Accounting Policies – Continued**

*4. Fund Financial Statements – Continued*

**General Fund** – The General Fund is used to account for fees assessed in financing third party conduit debt and maintaining bank accounts not associated with Vision 2025, jail expansion, INCOG loan, juvenile justice projects, or 2016 Vision Tulsa County.

**Capital Projects Fund** – The Capital Projects Fund is used to account for investment earnings and sales taxes restricted for Vision 2025 projects.

**Sales Tax Capital Projects Fund** – The Sales Tax Capital Projects Fund accounts for the accumulation of restricted sales taxes and other financial resources for the transfer to the Capital Projects Fund above for Vision 2025 projects. As of July 2018 the remaining balance in this fund was transferred to the Capital Projects fund as there will be no additional sales tax collections due to the sales tax term expiring.

**Capital Lease Debt Service Fund** – The Capital Lease Debt Service Fund accounts for the issuance of revenue bonds for Tulsa County parks project, Tulsa County sheriff project, and Tulsa City-County Health Department project. The Authority has capital lease agreements with each of these entities which funds the repayment of the revenue bonds.

**Jail Expansion Debt Service Fund** – The Jail Expansion Debt Service Fund accounts for .026% sales taxes restricted to repay revenue bonds used for the expansion of the County Jail.

**Energy Program Debt Service Fund** – The Energy Program Debt Service Fund accounts for contract receivable revenues restricted to repay a loan used to improve the Tulsa County Courthouse and O'Brien Park Recreation Center.

**Jail Expansion Debt Service Fund #2** – The Jail Expansion Debt Service Fund #2 accounts for .026% sales taxes restricted to repay revenue bond used for a second expansion of the County Jail.

**Juvenile Justice Special Revenue Fund** – The Juvenile Justice Special Revenue Fund is used to account for revenue bond proceeds used to construct a Juvenile Justice Courts and Detention Center and .041% sales tax restricted to repay those bonds.

**2016 Vision Tulsa County Special Revenue Fund** – The 2016 Vision Tulsa County Special Revenue Fund is used to account for .05% sales tax restricted for the purpose of funding capital improvements and any related debt.

**Nonspendable Fund Balance** - The nonspendable fund balance classification includes amounts that cannot be spent because they are either: (a) not in spendable form, or (b) legally or contractually required to be maintained intact. Examples of items that may be included in this category of fund balance are inventories, prepaid amounts, long-term amounts of loans and notes receivable, and property acquired for resale. The Authority currently does not have any nonspendable fund balance.

**Notes to Financial Statements**

June 30, 2019

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**Note B – Summary of Significant Accounting Policies – Continued**

4. *Fund Financial Statements – Continued*

**Restricted Fund Balance** - Fund balance should be reported as restricted when constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. External parties can compel a government to use resources only for purposes specified by the corresponding legislation.

**Committed Fund Balance** - Committed fund balance are amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority. These committed amounts cannot be used for any other purpose unless the government removes or changes the specified use by taking the same type of action it employed to commit these amounts.

The General Fund of the Authority has been classified as a committed fund balance because of actions taken to constrain resources. The Board of County Commissioners adopted a formal resolution that placed constraints on the usage of these resources for only specified and intended purposes. The Board of County Commissioners at its own discretion by resolution can later remove this constraint or place this level of constraint on other existing funds or any new funds that are created. The General Fund of the Authority is a fund used to collect issuer fees, rents, and parking fees for the operation of the Authority. The Board of County Commissioners committed the resources of the Authority's General Fund by resolution to be used for the operation of the Authority.

**Assigned Fund Balance** - Assigned fund balance are amounts constrained because a government intends to use the resources for a specific purpose. The intent is expressed by: (a) the governing body itself, or (b) a body (a budget or finance committee, for example) or official to which the governing body has delegated their authority to assign amounts to be used for specific purposes. Only the Authority's Board of Trustees may assign amounts for specific purposes. The Authority currently does not have any assigned fund balance.

**Unassigned Fund Balance** - Unassigned fund balance is the residual classification for the General Fund. This classification represents fund balance that has not been restricted, committed, or assigned to specific purposes within the General Fund. The General Fund should be the only fund that reports a positive unassigned fund balance amount. The Authority did not report an unassigned fund balance in fiscal year 2019.

5. *Cash and Cash Equivalents* – Cash and cash equivalents represent deposits with financial institutions and highly liquid investments with maturity of three months or less.
6. *Restricted Assets/Commitments* – In accordance with Oklahoma Statutes, 68 O.S. 1994 Supplement §1370.2A, the voters of Tulsa County passed three temporary sales taxes.



**Notes to Financial Statements**

June 30, 2019

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**Note B – Summary of Significant Accounting Policies – Continued**

6. *Restricted Assets/Commitments – Continued*

The purpose of the first sales tax relates to acquiring, constructing, finishing, equipping, operating, maintaining, remodeling, and repairing an expansion of the county jail, including debt service on bonds issued for any of these purposes. The Authority receives this sales tax approved by the voters beginning July 1, 2014 and ending July 1, 2029. Bonds were issued for the county jail expansion in 2014 for \$9,595,000. Additional bonds were issued for the jail expansion during fiscal year 2016 totaling \$3,100,000.

The purpose of the second sales tax relates to acquiring, constructing, finishing, equipping, operating, maintaining, remodeling, and repairing a juvenile justice court and detention center, including debt service on bonds issued for any of these purposes. The Authority receives this sales tax approved by the voters beginning July 1, 2014 and ending July 1, 2029. Bonds were issued for the juvenile justice court and detention center totaling \$38,020,000 in fiscal year 2016.

The purpose of the third sales tax relates to 2016 Vision Tulsa County funding of capital improvements, including debt service on bonds issued for any of these purposes. The Authority receives this sales tax approved by the voters beginning January 1, 2017 and continuing until December 31, 2031. Bonds were issued for capital improvements of Tulsa County totaling \$53,700,000 in fiscal year 2018.

Restricted assets at June 30, 2019 consist of money market funds that invest in U.S. government obligations. These funds are held for the improvements relating to Vision 2025 projects, jail expansion projects, juvenile justice court and detention center, 2016 Vision Tulsa County projects, and debt service.

7. *Bond Premiums/Discounts* – Net discounts of \$145,000 were paid when the 2010 revenue bonds were sold. Premiums of approximately \$25,000 were received when the 2013 revenue bonds were sold; premiums of approximately \$1,000 and \$647,000 were received when the 2015 series and 2016 series were sold, and premiums of approximately \$5,734,000 were received when the 2017 series were sold. Those premiums/discounts are amortized over the term of the bonds approximately 15 years for the 2010, 2015, 2016, and 2017 series bonds, and approximately 10 years for the 2013 bonds, on the entity-wide statements. Approximately \$454,000 was amortized in 2019 that has been recorded as an offset to interest expense.
8. *Income Tax* – The Authority is exempt from federal and state income taxes.
9. *Use of Estimates* – The preparation of financial statements in conformity with U.S. generally accepted accounting principles 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 expenditures/expenses during the reporting period. Actual results could differ from these estimates.

**Notes to Financial Statements**

June 30, 2019

**Note B – Summary of Significant Accounting Policies – Continued**

10. *Subsequent Events* – In preparing these financial statements, the Authority has evaluated events and transactions for potential recognition or disclosure through October 25, 2019, the date the financial statements were available to be issued.

**Note C – Deposits and Investments**

1. *Deposits* – Custodial credit risk for deposits is the risk that in the event of bank failure, the Authority's deposits may not be returned or the Authority will not be able to recover collateral securities in the possession of an outside party. The Authority requires deposits to be 110 percent secured by collateral valued at market or par, whichever is lower, less the amount of Federal Deposit Insurance Corporation (FDIC) insurance.
2. *Investments* – Investments of the Authority's funds are governed by Title 19 OSA 953.1A, as amended, of the Oklahoma Statutes. The Oklahoma Statutes places no limitations or restrictions on the choice of investment vehicles other than those a prudent investor would select. All investments are carried in street name (in the name of the agent, etc.).

The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The level inputs for the Authority's investments are all Level 1 inputs.

As of June 30, 2019, the composition of the Authority's investments is shown in the following table:

	Fair Value	Cost	Quality Rating (1)	# of Years to Maturity (2)
Caval Hill US Treasury - Admin	\$ 24,508,285	\$ 24,508,285	AAA	< 1 year
Invesco Prem US Government Fund	195,817	195,817	AAA	< 1 year
BOK Short-Term Cash Fund I	27,578,141	27,578,141	N/A	N/A
GS Financial Square Treasury Instruments	44,889,825	44,889,825	AAA	< 1 year
Total Investments	<u>\$ 97,172,068</u>	<u>\$ 97,172,068</u>		
Reconciliation to Statement of Net Position:				
Cash and cash equivalents		\$ 514,637		
Restricted cash, cash equivalents and investments		96,657,431		
Total cash, cash equivalents and investments		<u>\$ 97,172,068</u>		

**Notes to Financial Statements**

June 30, 2019

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**Note C – Deposits and Investments – Continued**

*2. Investments – Continued*

- (1) Ratings are provided where applicable to indicate **Credit Risk**. N/A indicates not applicable.
- (2) **Interest Rate Risk** is estimated using weighted average years to maturity.
- (3) The BOK Short-Term Cash Fund does not have a weighted average to maturity. These are money market funds and are not rated, but are collateralized by U.S. Treasury and U.S. Agency securities.

**Investment Risk Disclosures**

**Credit Risk** is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Generally, the Authority's investing activities are approved by the Board of Directors of the Authority and managed under the custody of the County Treasurer. Investing is performed in accordance with investment policies adopted by the Board of Trustees and complies with the Investment Policy adopted by the Board of County Commissioners and with State Statutes.

**Concentration of Credit Risk** is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer. U.S. Government Treasury and Agency securities are excluded from these restrictions. Investments in Guaranteed Investment Contracts are also considered safe investments and not normally included in the calculation of concentration of credit risk.

**Interest Rate Risk** is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. The Authority provides that to the extent practicable, investments are matched with anticipated cash flows. Investments are diversified to minimize the risk of loss resulting from over-concentration of assets in a specific maturity period, a single issuer, or an individual class of securities.

**Note D – Related Party Transactions**

The Authority has issued debt obligations for the benefit of Tulsa County and the Tulsa City-County Health Department to construct facilities. The Authority received lease payments from these entities totaling approximately \$1,636,000 for the year ended June 30, 2019, which corresponded to the debt service payments due on the related debt. The amount received by the Authority from the Tulsa City-County Health Department was increased due to the fact land sale proceeds totaling \$263,598 were ultimately applied to the balance due to the Authority. The Authority has recognized lease receivables from the benefiting party as follows:

	2019
Tulsa City-County Health Department	\$ 8,645,225
Tulsa County	3,123,889
	<u>\$ 11,769,114</u>

**Notes to Financial Statements**

June 30, 2019

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**Note D – Related Party Transactions – Continued**

During 2019 capital outlay for designated projects for Tulsa County was \$37,188,847.

On June 6, 2019, the Authority's governing body voted to transfer \$500,000 to Tulsa County for use in connection with recent storm and flooding events.

**Note E – Capital Assets**

Capital assets represent land costs incurred during fiscal year ending June 30, 2005.

**Note F – Long-Term Debt**

Long term debt consists of the following:

Series	Principal
2010	\$ 11,900,000
2013	700,000
2014	7,380,000
Energy Program Loan	788,878
2015	2,510,000
2016	31,970,000
2016 Energy Program Loan	211,082
2017	50,780,000
	<u>106,239,960</u>
Less current	<u>(7,453,487)</u>
Long term	98,786,473
Unamortized premium	<u>5,489,461</u>
Long term debt and premium	<u><u>\$ 104,275,934</u></u>

The Authority implemented GASB 88 during the fiscal year ending June 30, 2019. The two Energy Program Loans are considered direct borrowings, and thus the loans are subject to the disclosure requirements of GASB 88. These additional disclosures are reflected below as applicable.

**Notes to Financial Statements**

June 30, 2019

**Note F – Long-Term Debt – Continued**

The Series 2010 consists of debt issued for the benefit of Tulsa City-County Health Department and Tulsa County. The debt is payable from lease payments from these entities. The Authority issued \$11,350,000 of Health Facilities Revenue Bonds in February 2010. Proceeds were used to acquire and construct a health facilities building and related improvements. These bonds mature in February 2040 and bear interest rates between 2.00% and 4.70%. The Authority issued \$5,830,000 of Capital Improvement Revenue Bonds in September 2010. Proceeds were used to refund prior bonds that were used for park and recreation facilities. These bonds mature in September 2024 and bear interest rates between 2.50% and 3.50%. The amount outstanding at June 30, 2019 was \$11,900,000. Debt requirements for the years ended June 30 are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 705,000	\$ 493,980	\$ 1,198,980
2021	730,000	472,072	1,202,072
2022	750,000	447,998	1,197,998
2023	780,000	422,423	1,202,423
2024	805,000	394,793	1,199,793
2025-2029	2,335,000	1,605,442	3,940,442
2030-2034	2,285,000	1,145,730	3,430,730
2035-2039	2,855,000	568,180	3,423,180
2040	655,000	30,785	685,785
	<u>\$ 11,900,000</u>	<u>\$ 5,581,403</u>	<u>\$ 17,481,403</u>

**Notes to Financial Statements**

June 30, 2019

**Note F – Long-Term Debt – Continued**

The Series 2013 consists of debt issued for Tulsa County and is payable from lease payments. The Authority issued \$1,660,000 of Capital Improvement Revenue Bonds in March 2013. Proceeds were used to acquire and equip a Sheriff's Office training facility. These bonds mature in March 2023 and bear interest rates between 1.35% and 2.25%. The amount outstanding at June 30, 2019 was \$700,000. Debt requirements for the years ended June 30 are as follows:

Year	Principal	Interest	Total
2020	\$ 170,000	\$ 13,768	\$ 183,768
2021	175,000	10,962	185,962
2022	175,000	7,725	182,725
2023	180,000	4,050	184,050
	<u>\$ 700,000</u>	<u>\$ 36,505</u>	<u>\$ 736,505</u>

The Series 2014 consists of debt issued for Tulsa County. The Authority issued \$9,595,000 of Capital Improvement Revenue Bonds in September 2014. Proceeds were used to construct an expansion of the county jail. The bonds will be repaid with a 0.026% sales tax, which was approved by voters in April 2014. The sales tax will be in effect from July 2014 through July 2029. The bonds mature in September 2029 and bear interest rates between 2.00% and 3.40%. The amount outstanding at June 30, 2019 was \$7,380,000. Debt requirements for the years ended June 30 are as follows:

Year	Principal	Interest	Total
2020	\$ 590,000	\$ 200,723	\$ 790,723
2021	605,000	188,772	793,772
2022	615,000	176,111	791,111
2023	630,000	161,625	791,625
2024	645,000	145,043	790,043
2025-2029	3,525,000	418,687	3,943,687
2030	770,000	13,090	783,090
	<u>\$ 7,380,000</u>	<u>\$ 1,304,051</u>	<u>\$ 8,684,051</u>

**Notes to Financial Statements**

June 30, 2019

**Note F – Long-Term Debt – Continued**

The INCOG loan consists of direct borrowing debt issued for Tulsa County. The Authority entered into a loan agreement for \$1,055,000 with INCOG in October 2014. The loan proceeds were used to update the HVAC system in the courthouse. The loan has an interest rate of 1% and will mature in October 2029. The loan will be repaid in annual installments of \$76,091. The loan is secured per an agreement with Tulsa County for funds currently available and future appropriations as needed. In the event of default, the lender may: 1) Declare the entire unpaid balance of the note immediately due and payable; 2) Receive collection costs including applicable legal fees; increase the interest rate by 6% per annum (to 7%). The amount outstanding at June 30, 2019 was \$788,878. Debt requirements for the years ended June 30 are as follows:

Year	Principal	Interest	Total
2020	\$ 68,202	\$ 7,889	\$ 76,091
2021	68,884	7,207	76,091
2022	69,573	6,518	76,091
2023	70,268	5,822	76,090
2024	70,971	5,120	76,091
2025-2029	365,644	14,809	380,453
2030	75,336	754	76,090
	<u>\$ 788,878</u>	<u>\$ 48,119</u>	<u>\$ 836,997</u>

In May, 2016, the Authority executed an additional American Recovery and Reinvestment Act direct borrowing note with INCOG totaling \$241,200 for the purpose of purchasing and replacing certain equipment at O'Brien Park Recreation Center. The term of the note is 15 years with interest at 1% and will mature in August 2031. The loan is secured per an agreement with Tulsa County for funds currently available and future appropriations as needed. In the event of default, the lender may: 1) Declare the entire unpaid balance of the note immediately due and payable; 2) Receive collection costs including applicable legal fees; increase the interest rate by 6% per annum (to 7%). The loan will be repaid in annual installments of \$17,396. The amount outstanding at June 30, 2019 was \$211,082. Debt requirements for the years ended June 30 are as follows:

Year	Principal	Interest	Total
2020	\$ 15,285	\$ 2,111	\$ 17,396
2021	15,438	1,958	17,396
2022	15,593	1,804	17,397
2023	15,749	1,648	17,397
2024	15,906	1,490	17,396
2025-2029	81,948	5,033	86,981
2030-2032	51,163	1,025	52,188
	<u>\$ 211,082</u>	<u>\$ 15,069</u>	<u>\$ 226,151</u>

**Notes to Financial Statements**

June 30, 2019

**Note F – Long-Term Debt – Continued**

The Series 2015 consists of debt issued for Tulsa County. The Authority issued \$3,100,000 of Capital Improvement Revenue Bonds in October 2015. Proceeds were used to construct an expansion of the county jail. The bonds will be repaid with a 0.026% sales tax, which was approved by voters in April 2014. The sales tax will be in effect from July 2014 through July 2029. The bonds mature in September 2029 and bear interest rates between 1.00% and 3.20%. The amount outstanding at June 30, 2019 was \$2,510,000. Debt requirements for the years ended June 30 are as follows:

Year	Principal	Interest	Total
2020	\$ 205,000	\$ 60,995	\$ 265,995
2021	205,000	56,895	261,895
2022	210,000	52,745	262,745
2023	215,000	48,495	263,495
2024	220,000	44,035	264,035
2025-2029	1,190,000	133,053	1,323,053
2030	265,000	4,240	269,240
	<u>\$ 2,510,000</u>	<u>\$ 400,458</u>	<u>\$ 2,910,458</u>

The Series 2016 consists of debt issued for Tulsa County. The Authority issued \$38,020,000 of Capital Improvement Revenue Bonds in April 2016. Proceeds will be used to construct, operate and maintain the Juvenile Justice Courts and Detention Center. The bonds will be repaid with a 0.041% sales tax, which was approved by voters in April 2014. The sales tax will be in effect from July 2014 through July 2029. The bonds mature in September 2029 and bear interest rates between 2.00% and 3.00%. The amount outstanding at June 30, 2019 was \$31,970,000. Debt requirements for the years ended June 30 are as follows:

Year	Principal	Interest	Total
2020	\$ 2,660,000	\$ 660,994	\$ 3,320,994
2021	2,690,000	607,494	3,297,494
2022	2,730,000	553,294	3,283,294
2023	2,770,000	498,293	3,268,293
2024	2,820,000	442,394	3,262,394
2025-2029	15,050,000	1,320,978	16,370,978
2030	3,250,000	48,750	3,298,750
	<u>\$ 31,970,000</u>	<u>\$ 4,132,197</u>	<u>\$ 36,102,197</u>



**Notes to Financial Statements**

June 30, 2019

**Note F – Long-Term Debt – Continued**

The Series 2017 consists of debt issued for Tulsa County. The Authority issued \$53,700,000 of Capital Improvement Revenue Bonds in December 2017. Proceeds will be used to fund capital improvements for Tulsa County. The bonds will be repaid with a 0.05% sales tax, which was approved by voters in April 2016. The sales tax will be in effect from January 2017 through December 2031. The bonds mature in December 2031 and bear an interest rate of 4.00%. The amount outstanding at June 30, 2019 was \$50,780,000. Debt requirements for the years ended June 30 are as follows:

Year	Principal	Interest	Total
2020	\$ 3,040,000	\$ 1,970,400	\$ 5,010,400
2021	3,165,000	1,846,300	5,011,300
2022	3,290,000	1,717,200	5,007,200
2023	3,425,000	1,582,900	5,007,900
2024	3,565,000	1,443,100	5,008,100
2025-2029	20,130,000	4,910,600	25,040,600
2030-2032	14,165,000	864,900	15,029,900
	<u>\$ 50,780,000</u>	<u>\$ 14,335,400</u>	<u>\$ 65,115,400</u>

The total debt service requirements for the years ended June 30 for all debt is as follows:

Year	Revenue Bonds		Direct Borrowings		Total
	Principal	Interest	Principal	Interest	
2020	\$ 7,370,000	\$ 3,400,860	\$ 83,487	\$ 10,000	\$ 10,864,347
2021	7,570,000	3,182,495	84,322	9,165	10,845,982
2022	7,770,000	2,955,073	85,166	8,322	10,818,561
2023	8,000,000	2,717,786	86,017	7,470	10,811,273
2024	8,055,000	2,469,365	86,877	6,610	10,617,852
2025-2029	42,230,000	8,388,760	447,592	19,842	51,086,194
2030-2034	20,735,000	2,076,710	126,499	1,779	22,939,988
2035-2039	2,855,000	568,180	-	-	3,423,180
2040	655,000	30,785	-	-	685,785
	<u>\$ 105,240,000</u>	<u>\$ 25,790,014</u>	<u>\$ 999,960</u>	<u>\$ 63,188</u>	<u>\$ 132,093,162</u>

**Notes to Financial Statements**

June 30, 2019

**Note F – Long-Term Debt – Continued**

The change in the revenue bonds as reflected in the statement of net position is as follows:

	Balance 7/1/2018	Additions	Deletions	Balance 6/30/2019	Due Within One Year
Capital Improvement Series 2010 Revenue Bonds	\$ 12,585,000	\$ -	\$ 685,000	\$ 11,900,000	\$ 705,000
Capital Improvement Series 2013 Revenue Bonds	865,000	-	165,000	700,000	170,000
Capital Improvement Series 2014 Revenue Bonds	7,960,000	-	580,000	7,380,000	590,000
Energy Program 2014 Loan -Direct Borrowing	856,405	-	67,527	788,878	68,202
Capital Improvement Series 2015 Revenue Bonds	2,710,000	-	200,000	2,510,000	205,000
Capital Improvement Series 2016 Revenue Bonds	34,605,000	-	2,635,000	31,970,000	2,660,000
Energy Program 2014 Loan -Direct Borrowing	226,216	-	15,134	211,082	15,285
Capital Improvement Series 2017 Revenue Bonds	53,700,000	-	2,920,000	50,780,000	3,040,000
	<u>\$ 113,507,621</u>	<u>\$ -</u>	<u>\$ 7,267,661</u>	<u>\$ 106,239,960</u>	<u>\$ 7,453,487</u>

**Note G – Conduit Debt Obligations**

From time-to-time, the Authority has issued industrial revenue bonds and other debt instruments that provide financial assistance to private sector and other governmental entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds and notes are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the Authority, the County, the State, nor any other political subdivision thereof is obligated in any manner for repayment of the bonds.

Accordingly, the bonds and notes are not reported as liabilities in the accompanying financial statements. Conduit debt in 2019 amounted to \$604,545,944. The amounts outstanding at June 30, 2019 are as follows:

## Notes to Financial Statements

June 30, 2019

## Note G – Conduit Debt Obligations – Continued

Note payable of \$1,377,000 issued August 14, 2005 and maturing July 1, 2025.	\$ 899,349
Revenue bonds payable of \$104,420,000 issued July 1, 2009 and maturing September 1, 2020.	23,395,000
Revenue bonds payable of \$7,070,000 issued September 1, 2009 and maturing September 1, 2019.	2,995,000
Revenue bonds payable of \$25,030,000 issued June 9, 2010 and maturing September 1, 2024.	12,295,000
Revenue bonds payable of \$19,510,000 issued August 19, 2010 and maturing September 1, 2021.	8,110,000
Revenue bonds payable of \$72,845,000 issued May 1, 2011 and maturing September 1, 2019.	26,945,000
Revenue bonds payable of \$67,300,000 issued June 1, 2012 and maturing September 1, 2022.	54,360,000
Revenue bonds payable of \$1,700,000 issued April 15, 2014 and maturing April 16, 2024.	900,076
Revenue bonds payable of \$5,467,000 issued November 1, 2013 and maturing November 1, 2023.	2,414,158
Revenue bonds payable of \$10,640,000 issued March 1, 2015 and maturing August 1, 2023	6,288,577
Revenue bonds payable of \$83,725,000 issued September 1, 2015 and maturing September 1, 2026	83,500,000
Revenue bonds payable of \$55,885,000 issued March 7, 2019 and maturing September 1, 2030 and \$10,980,000 issued March 7, 2019 and maturing September 1, 2027	66,865,000
Revenue bonds payable of \$11,085,000 issued June 19, 2019 and maturing September 1, 2027	11,085,000
Revenue bonds payable of \$65,275,000 issued March 1, 2016 and maturing September 1, 2026	65,275,000
Revenue bonds payable of \$14,145,000 issued June 1, 2016 and maturing September 1, 2019	975,000
Revenue bonds payable of \$47,570,000 issued March 29, 2018 and maturing September 1, 2023	47,570,000
Revenue bonds payable of \$106,480,000 issued April 25, 2017 and maturing November 15, 2045	106,315,000
Revenue bonds payable of \$12,875,000 issued June 8, 2017 and maturing September 1, 2025 and \$960,000 issued June 8, 2017 and maturing September 1, 2022	13,835,000
Revenue bonds payable of \$7,450,000 issued July 1, 2016 and maturing December 1, 2051 and \$260,000 issued July 1, 2016 and maturing December 1, 2019	7,420,000
Lease revenue note payable of \$53,660,000 issued September 2018 and maturing September 1, 2033	53,660,000
Tax apportionment note payable of \$11,415,000 issued August 2, 2016 and maturing September 1, 2019	5,873,371
Revenue note payable of \$4,966,667 issued March 1, 2017 and maturing May 1, 2024	3,570,413
Total outstanding conduit debt	<u>\$ 604,545,944</u>

**Notes to Financial Statements**

June 30, 2019

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**Note H – Commitments and Contingencies**

**Arbitrage and Use of Proceeds** - The revenue bonds are subject to a continuing requirement that excess earnings from the investment of the bond proceeds be rebated periodically to the United States Federal Government.

Continued exemption for interest on the bonds from Federal income taxation depends, in part, upon compliance with the arbitrage limitations imposed by Section 148 of the Internal Revenue Code (the Code). In accordance with the Rebate Memorandum, a third party has prepared the rebate calculations as of June 30, 2019 which has been utilized for calculating the liability of approximately \$0 relating to the 2014 Capital Revenue Bonds for the year ended June 30, 2019. In order to maintain the exemption from Federal income tax of interest on the Bonds, the Authority has established a separate fund, called the Rebate Fund, for any amount required to be related to the Federal government pursuant to Section 148 of the Code. No payments were made from the Rebate Fund to the Federal government during the year ended June 30, 2019. As of June 30, 2019 the Authority had \$0 in the Rebate Fund.

**Construction Contracts** - At June 30, 2019 the Authority had \$25,663,533 of construction projects outstanding.

**Note I – Unrestricted Net Position**

Unrestricted net position on the entity-wide statements at June 30 consist of:

	<u>2019</u>
Net position available for future operations	\$ 514,637
Amount to be provided by future sales tax collection for retirement of revenue bonds	<u>(33,361,232)</u>
Unrestricted deficit	<u><u>\$ (32,846,595)</u></u>

The conduit debt operation of the Authority has generated the net position available for future operations that are recorded as part of the committed fund balance in the general fund.

**Note J – Deficits**

The Authority finances capital expenditures for other governmental entities, including those that are not in the component unit group. The expenditure of funds for other entities has created deficits within the Authority. These deficits will be eliminated over time as sales tax is collected by the County and transferred to the Authority for payment of debt used to finance the projects of other governments.

**Notes to Financial Statements**

June 30, 2019

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**Note K – Sales Tax Pledges**

The Authority pledged an additional 0.026% of sales tax revenue received from the County to repay \$9,595,000 of Series 2014 Capital Improvement Revenue Bonds and \$3,100,000 of Series 2015 Capital Improvement Revenue Bonds. Proceeds from the bonds provided financing for the acquisition and construction of a county jail expansion. The total principal and interest payable for the remainder of the life of these bonds is \$11,594,509. The bonds are payable from these sales tax revenues through 2029 (see Note F). Total pledged sales taxes received from the County in the current fiscal year were \$2,964,580. Debt service payments for the current fiscal year of \$1,056,467 were 35.6% of the pledged sales taxes. The collections of pledged sales taxes end July 2029.

The Authority also pledged an additional 0.041% of sales tax revenue received from the County to repay \$38,020,000 of Series 2016 Capital Improvement Revenue Bonds. Proceeds from the bonds provided financing for the construction, operation and maintenance of the juvenile justice courts and detention center. The total principal and interest payable for the remainder of the life of these bonds is \$36,102,197. The bonds are payable from these sales tax revenues through 2029 (see Note F). Total pledged sales taxes received from the County in the current fiscal year were \$4,674,914. Debt service payments for the current fiscal year of \$3,348,944 were 71.6% of the pledged sales taxes. The collections of pledged sales taxes end July 2029.

The Authority also pledged an additional 0.05% of sales tax revenue received from the County to repay \$53,700,000 of Series 2017 Capital Improvement Revenue Bonds. Proceeds from the bonds provide financing for capital improvements for Tulsa County. The total principal and interest payable for the remainder of the life of these bonds is \$65,115,400. The bonds are payable from sales tax revenues through 2031 (see Note F). Total pledged sales taxes received from the County in the current fiscal year were \$5,701,115. Debt service payments for the current fiscal year of \$5,009,600 were 87.9% of the pledged sales taxes. The collections of pledged sales taxes end December 2031.

Tulsa County Industrial Authority  
Schedule of Eliminations/Reclassifications for Reporting in Tulsa County Comprehensive Annual Financial Report  
Year Ended June 30, 2019

	Energy Program Debt Service Fund	DLM Jail Expansion #1 Debt Service Fund	DLM Jail Expansion #2 Debt Service Fund	Capital lease Debt Service Fund	Total Debt Service Funds	Eliminations/ Reclassifications Energy Program	Eliminations/ Reclassifications DLM Jail	Eliminations/ Reclassifications Sheriff	Eliminations/ Reclassifications Parks	Tulsa County CAFR TCIA Debt Service
<b>ASSETS:</b>										
Restricted Cash, cash equivalents, and investments	\$ 1	\$ 573,532	\$ 195,817	\$ 1,046,277	\$ 1,815,627	\$ -	\$ -	\$ -	\$ -	\$ 1,815,627
Interest Receivable	7,810	870	292	4,389	13,361	(7,810)	-	(2,821)	-	2,730
Due from Tulsa County	999,960	377,411	-	-	1,377,371	(999,960)	(377,411)	-	-	-
Due from other funds	-	-	-	-	-	-	377,411	-	-	377,411
Capital leases receivable	-	-	-	11,769,114	11,769,114	-	-	(655,089)	(2,468,800)	8,645,225
<b>Total Assets</b>	<b>1,007,771</b>	<b>951,813</b>	<b>196,109</b>	<b>12,819,780</b>	<b>14,975,473</b>	<b>(1,007,770)</b>	<b>-</b>	<b>(657,910)</b>	<b>(2,468,800)</b>	<b>10,840,993</b>
<b>LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE:</b>										
Interest payable from restricted assets	1,932	68,500	20,901	203,021	294,354	-	-	-	-	294,354
Due to Capital Project Fund	-	-	-	-	-	-	-	-	-	-
Deferred Inflows of Resources: Unavailable revenue	1,005,838	-	-	11,769,114	12,774,952	(1,005,838)	-	(655,089)	(2,468,800)	8,645,225
<b>Fund Balance:</b>										
Restricted	1	883,313	175,208	847,645	1,906,167	(1,932)	-	(2,821)	-	1,901,414
<b>Total Liabilities, Deferred Inflows and Fund Balance</b>	<b>1,007,771</b>	<b>951,813</b>	<b>196,109</b>	<b>12,819,780</b>	<b>14,975,473</b>	<b>(1,007,770)</b>	<b>-</b>	<b>(657,910)</b>	<b>(2,468,800)</b>	<b>10,840,993</b>
<b>REVENUES:</b>										
Lease income - principal	-	-	-	1,094,369	1,094,369	-	-	(161,494)	(419,607)	513,268
Lease income - interest	-	-	-	541,341	541,341	-	-	(18,363)	(90,818)	432,160
Contract loan income-principal	82,661	-	-	-	82,661	(82,661)	-	-	-	-
Contract loan income-interest	10,688	-	-	-	10,688	(10,688)	-	-	-	-
Investment income	-	6,799	2,223	13,998	23,020	-	-	-	-	23,020
<b>Sub-total Revenues</b>	<b>93,349</b>	<b>6,799</b>	<b>2,223</b>	<b>1,649,708</b>	<b>1,752,079</b>	<b>(93,349)</b>	<b>-</b>	<b>(179,857)</b>	<b>(510,425)</b>	<b>968,448</b>
<b>EXPENDITURES:</b>										
General government	-	9,000	-	-	9,000	-	-	-	-	9,000
Expenditures for jail expansion	-	-	-	-	-	-	-	-	-	-
Bond principal	82,661	580,000	200,000	850,000	1,712,661	-	-	-	-	1,712,661
Bond interest	10,688	208,578	63,382	516,717	799,365	-	-	-	-	799,365
Capital outlay	-	-	-	-	-	-	-	-	-	-
<b>Sub-total Expenditures</b>	<b>93,349</b>	<b>797,578</b>	<b>263,382</b>	<b>1,366,717</b>	<b>2,521,026</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,521,026</b>
Excess revenues over (under) expenditures	-	(790,779)	(261,159)	282,991	(768,947)	(93,349)	-	(179,857)	(510,425)	(1,552,578)
<b>OTHER FINANCING SOURCES (USES):</b>										
Transfers from beneficiary	-	2,955,704	-	-	2,955,704	-	(2,955,704)	-	-	-
Transfers to beneficiary	-	(1,888,645)	-	-	(1,888,645)	-	1,888,645	-	-	-
Debt proceeds	-	-	-	-	-	-	-	-	-	-
Operating transfers in	-	-	267,545	-	267,545	93,487	2,688,159	180,589	510,425	3,740,205
Operating transfers out	-	(267,545)	-	-	(267,545)	-	(1,621,100)	-	-	(1,888,645)
<b>Net Other Financing Sources (Uses)</b>	<b>-</b>	<b>799,514</b>	<b>267,545</b>	<b>-</b>	<b>1,067,059</b>	<b>93,487</b>	<b>-</b>	<b>180,589</b>	<b>510,425</b>	<b>1,851,560</b>
Excess revenues and other financing sources (uses) over (under) expenditures	-	8,735	6,386	282,991	298,112	138	-	732	-	298,982
<b>Beginning fund balance</b>	<b>1</b>	<b>874,578</b>	<b>168,822</b>	<b>564,654</b>	<b>1,608,055</b>	<b>(2,070)</b>	<b>-</b>	<b>(3,553)</b>	<b>-</b>	<b>1,602,432</b>
<b>Ending fund balance</b>	<b>\$ 1</b>	<b>\$ 883,313</b>	<b>\$ 175,208</b>	<b>\$ 847,645</b>	<b>\$ 1,906,167</b>	<b>\$ (1,932)</b>	<b>\$ -</b>	<b>\$ (2,821)</b>	<b>\$ -</b>	<b>\$ 1,901,414</b>

(Continued on following page)

Tulsa County Industrial Authority  
Schedule of Eliminations/Reclassifications for Reporting in Tulsa County Comprehensive Annual Financial Report  
Year Ended June 30, 2019

(Continued from previous page)

	Juvenile Justice Special Revenue Fund	2016 Vision Tulsa County Special Revenue Fund	Total Special Revenue Funds	Eliminations/ Reclassifications Juv Det Ctr	Eliminations/ Reclassifications 2016 Vision Tulsa County	Tulsa County CAFR TCIA Special Revenue Fund
<b>ASSETS:</b>						
Restricted Cash, cash equivalents, and investments	\$ 21,432,921	\$ 47,391,656	\$ 68,824,577	\$ -	\$ -	\$ 68,824,577
Interest Receivable	31,132	73,100	104,232	-	-	104,232
Due from Tulsa County	595,147	725,790	1,320,937	(595,147)	(725,790)	-
Due from other funds	-	-	-	595,147	725,790	1,320,937
Total Assets	22,059,200	48,190,546	70,249,746	-	-	70,249,746
<b>LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE:</b>						
Interest payable from restricted assets	204,481	-	204,481	-	-	204,481
Accounts payable	4,315,588	1,760,636	6,076,224	-	-	6,076,224
Fund Balance:						
Restricted	17,539,131	46,429,910	63,969,041	-	-	63,969,041
Total Liabilities, Deferred Inflows and Fund Balance	22,059,200	48,190,546	70,249,746	-	-	70,249,746
<b>REVENUES:</b>						
Intergovernmental	-	-	-	-	-	-
Investment income	500,588	892,094	1,392,682	-	-	1,392,682
Sub-total Revenues	500,588	892,094	1,392,682	-	-	1,392,682
<b>EXPENDITURES:</b>						
Current:						
General government	10,576	205,724	216,300	-	-	216,300
Expenditures for juvenile detention center	24,740,057	-	24,740,057	(24,740,057)	-	-
Expenditures for 2016 Vision Tulsa County	-	7,897,372	7,897,372	-	(7,897,372)	-
Bond principal	2,635,000	2,920,000	5,555,000	-	-	5,555,000
Bond interest	698,272	2,089,600	2,787,872	-	-	2,787,872
Capital outlay	-	-	-	24,740,057	7,897,372	32,637,429
Sub-total Expenditures	28,083,905	13,112,696	41,196,601	-	-	41,196,601
Excess revenues over (under) expenditures	(27,583,317)	(12,220,602)	(39,803,919)	-	-	(39,803,919)
<b>OTHER FINANCING SOURCES (USES):</b>						
Transfers from beneficiary	4,660,915	5,684,044	10,344,959	(4,660,915)	(5,684,044)	-
Transfers to beneficiary	-	-	-	-	-	-
Debt proceeds	-	-	-	-	-	-
Bond premium	-	-	-	-	-	-
Operating transfers in	-	-	-	4,660,915	5,684,044	10,344,959
Operating transfers out	-	-	-	-	-	-
Net Other Financing Sources (Uses)	4,660,915	5,684,044	10,344,959	-	-	10,344,959
Excess revenues and other financing sources (uses) over (under) expenditures	(22,922,402)	(6,536,558)	(29,458,960)	-	-	(29,458,960)
Beginning fund balance	40,461,533	52,966,468	93,428,001	-	-	93,428,001
Ending fund balance	\$ 17,539,131	\$ 46,429,910	\$ 63,969,041	\$ -	\$ -	\$ 63,969,041

(Continued on following page)

Tulsa County Industrial Authority  
Schedule of Eliminations/Reclassifications for Reporting in Tulsa County Comprehensive Annual Financial Report  
Year Ended June 30, 2019

(Continued from previous page)

	Capital Project Fund	Sales Tax Capital Project Fund	Total Capital Project Funds	Eliminations/ Reclassifications Vision 2025 Capital Project	Tulsa County CAFR TCIA Capital Projects Funds
<b>ASSETS:</b>					
Restricted Cash, cash equivalents, and investments	\$ 26,017,227	\$ -	\$ 26,017,227	\$ -	\$ 26,017,227
Interest Receivable	45,494	-	45,494	-	45,494
Due from Vision 2025 Sales Tax Fund	-	-	-	-	-
Total Assets	26,062,721	-	26,062,721	-	26,062,721
<b>LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE:</b>					
Due to Vision 2025 Capital Project Fund	-	-	-	-	-
Accounts payable	2,021,859	-	2,021,859	-	2,021,859
<b>Fund Balance:</b>					
Restricted	24,040,862	-	24,040,862	-	24,040,862
Total Liabilities, Deferred Inflows and Fund Balance	26,062,721	-	26,062,721	-	26,062,721
<b>REVENUES:</b>					
Miscellaneous income	-	-	-	-	-
Investment income	599,464	-	599,464	-	599,464
Sub-total Revenues	599,464	-	599,464	-	599,464
<b>EXPENDITURES:</b>					
<b>Current:</b>					
General government	662,249	-	662,249	-	662,249
Expenditures for Vision 2025	10,839,099	-	10,839,099	(4,336,326)	6,502,773
Capital outlay	-	-	-	4,336,326	4,336,326
Sub-total Expenditures	11,501,348	-	11,501,348	-	11,501,348
Excess revenues over (under) expenditures	(10,901,884)	-	(10,901,884)	-	(10,901,884)
<b>OTHER FINANCING SOURCES (USES):</b>					
Operating transfers in	34,731,661	1,845,035	36,576,696	(36,576,696)	-
Operating transfers out	(1,845,035)	(34,731,661)	(36,576,696)	36,576,696	-
Net Other Financing Sources (Uses)	32,886,626	(32,886,626)	-	-	-
Excess revenues and other financing sources (uses) over (under) expenditures	21,984,742	(32,886,626)	(10,901,884)	-	(10,901,884)
Beginning fund balance	2,056,120	32,886,626	34,942,746	-	34,942,746
Ending fund balance	\$ 24,040,862	\$ -	\$ 24,040,862	\$ -	\$ 24,040,862



## **Independent Auditor's Report on Internal Control and Compliance**



**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  
Tulsa County Industrial Authority  
Tulsa, Oklahoma

We have audited the financial statements of the governmental activities and each major fund of the Tulsa County Industrial Authority, Tulsa, Oklahoma (the Authority) a component unit of Tulsa County, as of and for the year ended June 30, 2019, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated October 25, 2019. 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 the Authority's internal control over financial reporting as a basis for designing our auditing procedures 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 over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the 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 the 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 object of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance 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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Stanfield + O'Dell, P.C.*

Tulsa, Oklahoma  
October 25, 2019