

RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION

Financial Statement With Independent Auditors' Report

For the Year Ended December 31, 2015

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Certified
Public
Accountants

INDEPENDENT AUDITORS' REPORT

To the Commission
Reno County, Kansas Public Building Commission
Hutchinson, Kansas

We have audited the accompanying fund summary statement of regulatory basis receipts, expenditures, and unencumbered cash balances of **Reno County, Kansas Public Building Commission**, a related municipal entity of Reno County, Kansas, as of and for the year ended December 31, 2015 and the related notes to the financial statement.

Management's Responsibility for the Financial Statement

Management is responsible for the preparation and fair presentation of this financial statement in accordance with the *Kansas Municipal Audit and Accounting Guide* as described in Note 1; this includes determining that the regulatory basis of accounting is an acceptable basis for the preparation of the financial statement in the circumstances. Management is also responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of the financial statement that is free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on the financial statement based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the *Kansas Municipal Audit and Accounting Guide*. Those standards require we plan and perform the audit to obtain reasonable assurance about whether the financial statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statement. The procedures selected depend on auditor's judgment, including the assessment of the risks of material misstatement of the financial statement, 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 statement 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 statement.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles

As described in Note 1, the financial statement is prepared by **Reno County, Kansas Public Building Commission** on the basis of the financial reporting provisions of the *Kansas Municipal Audit and*

Accounting Guide, which is a basis of accounting other than accounting principles generally accepted in the United States of America. The effects on the financial statement of the variances between the regulatory basis of accounting described in Note 1 and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material.

Adverse Opinion on U.S. Generally Accepted Accounting Principles

In our opinion, because of the significance of the matters discussed in the “Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles” paragraph, the financial statement referred to above does not present fairly, in conformity with accounting principles generally accepted in the United States of America, the financial position of **Reno County, Kansas Public Building Commission** as of December 31, 2015, or changes in financial position and cash flows thereof for the year then ended.

Unmodified Opinion on Regulatory Basis of Accounting

In our opinion, the financial statement referred to above presents fairly, in all material respects, the aggregate cash and unencumbered cash balance of **Reno County, Kansas Public Building Commission** as of December 31, 2015, and the aggregate receipts and expenditures for the year then ended in accordance with the financial reporting provisions of the *Kansas Municipal Audit and Accounting Guide* described in Note 1.

Other Matters

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the fund summary statement of regulatory basis receipts, expenditures and unencumbered cash balances (basic financial statement) as a whole. The individual fund schedules of regulatory basis receipts and expenditures – actual and budget (Schedule 1 as listed in the table of contents) are presented for analysis and are not a required part of the basic financial statement; however, are required to be presented under the provisions of the *Kansas Municipal Audit and Accounting Guide*. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statement. The information has been subjected to the auditing procedures applied in the audit of the basic financial statement and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statement or to the basic financial statement itself, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statement as a whole, on the basis of accounting described in Note 1.

The 2014 Actual column presented in the individual fund schedules of regulatory basis receipts and expenditures – actual and budget (Schedule 1 as listed in the table of contents) is also presented for comparative analysis and is not a required part of the 2015 basic financial statement upon which we rendered an unmodified opinion dated June 14, 2016. The 2014 basic financial statement and our accompanying report are not presented herein, but are available in electronic form from the web site of the Kansas Department of Administration at the following link <http://admin.ks.gov/offices/chief-financial-officer/municipal-services>. Such 2014 comparative information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the 2014 basic financial statement. The 2014 comparative information was subjected to the auditing procedures applied in the audit of the 2014 basic financial statement and certain additional procedures, including comparing and reconciling such information directly to the

underlying accounting and other records used to prepare the 2014 basic financial statement or to the 2014 basic financial statement itself, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the 2014 comparative information is fairly stated in all material respects in relation to the 2014 basic financial statement as a whole, on the basis of accounting described in Note 1.

Adams, Brown, Beran & Ball, Chartered

ADAMS, BROWN, BERAN & BALL, CHTD.
Certified Public Accountants

June 14, 2016

RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION
 Summary Statement of Receipts, Expenditures and Unencumbered Cash
 Regulatory Basis
 For the Year Ended December 31, 2015

Funds	Beginning Unencumbered Cash Balance	Prior Year Cancelled Encumbrances	Receipts	Expenditures	Ending Unencumbered Cash Balance	Add Encumbrances and Accounts Payable	Ending Cash Balance
Governmental Type Fund							
Bond and Interest Funds							
Field Correction Offices Debt Service Fund	\$ 34,035	-	-	34,035	-	-	-
Public Works Facility Debt Service Fund	7,400	-	411,577	413,550	5,427	-	5,427
Total Reporting Entity	\$ 41,435	-	411,577	447,585	5,427	-	5,427
Composition of Cash					Checking Account		\$ 5,427

The notes to the financial statement are an integral part of this statement.

RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION

Notes to Financial Statement

December 31, 2015

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reno County, Kansas Public Building Commission has established a uniform system of accounting maintained to reflect compliance with the applicable laws of the State of Kansas. The accompanying financial statement is presented to conform to the cash basis and budget laws of the State of Kansas, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America. The following is a summary of such significant policies.

Use of Estimates

The preparation of financial statements on a prescribed basis of accounting that demonstrates compliance with the cash basis and budget laws of the State of Kansas requires management to make estimates and assumptions that affect the reported amount of unencumbered cash balances and accounts payable during the reporting period. Actual results could differ from these estimates.

Financial Reporting Entity

The Commission is a municipal corporation of the State of Kansas under the authority of K.S.A. 12-1757 *et seq.* and Charter Resolution No. 98-4 of Reno County. The Commission has been organized by the governing body of Reno County, Kansas for the purposes of acquiring a site or sites for and constructing, reconstructing, equipping and furnishing, or purchasing or otherwise acquiring, a building or buildings or other facilities of a revenue producing character and is governed by a three member committee. The accompanying financial statement includes all funds which are controlled by or are dependent on the Commission. Control or dependence is determined on the basis of budget adoption, taxing authority, funding, and appointment of the respective governing board.

The Commission is a related municipal entity of Reno County, Kansas. The members are appointed by the Reno County Commissioners. The Commission has the power and authority to issue revenue bonds to provide funds for the purpose of paying all or a portion of the costs of the project.

Basis of Presentation – Fund Accounting

The accounts of the Commission are organized and operated on the basis of funds. In governmental accounting, a fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements.

The following type of funds comprise the financial activities of the Commission for the year ended December 31, 2015.

Regulatory Basis Fund Type

Bond and Interest Fund – used to account for the accumulation of resources, including tax levies, transfers from other funds and payment of general long-term debt.

Basis of Accounting

The KMAAG regulatory basis of accounting involves the recognition of cash, cash equivalents, marketable investments, and certain accounts payable and encumbrance obligations to arrive at a net unencumbered cash and investments balance on a regulatory basis for each fund, and the reporting of changes in unencumbered cash and investments of a fund resulting from the difference in regulatory basis receipts and regulatory basis expenditures for the fiscal year. All recognized assets and liabilities are measured and reported at cost, unless they have been permanently impaired and have no future cash value or represent no future obligation against cash. The KMAAG regulatory basis does not recognize capital assets, long-term debt, accrued receivables and payables, or any other assets, liabilities or deferred inflows or outflows, other than those mentioned above.

RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION

Notes to Financial Statement

December 31, 2015

The Commission has approved a resolution that is in compliance with K.S.A. 75-1120a(c), waiving the requirement for application of generally accepted accounting principles and allowing the Commission to use the regulatory basis of accounting.

Departure From Accounting Principles Generally Accepted in the United States of America

The basis of accounting described above results in a financial statement presentation which shows cash receipts, expenditures, cash and unencumbered cash balances, and expenditures compared to budget. Balance sheets that would have shown noncash assets such as receivables, inventories, and prepaid expenses, liabilities such as deferred revenue and matured principal and interest payable, and reservations of the fund balance are not presented. Under accounting principles generally accepted in the United States of America, encumbrances are only recognized as a reservation of fund balance; encumbrances outstanding at year end do not constitute expenditures or liabilities. Consequently, the expenditures as reported do not present the cost of goods and services received during the fiscal year in accordance with generally accepted accounting principles. Capital assets that account for the land, buildings, and equipment owned by the Commission are not presented in the financial statement. Also, long-term debt such as general obligation bonds, revenue bonds, capital leases, and temporary notes are not presented in the financial statement.

Restricted Assets

Restricted cash balances are reported in various funds that are legally restricted for specified uses such as the payment of debt service and fiscal fees on long-term debt and for expenditures approved in federal and state grant contracts.

Reimbursements

The Commission records reimbursable expenditures in the fund that makes the disbursement and records reimbursements as a receipt to the fund that receives the reimbursement. For purposes of budgetary comparisons, the expenditures are properly offset by the reimbursements under KMAAG regulatory basis of accounting.

NOTE 2 – BUDGETARY INFORMATION

The Public Building Commission is not subject to the legal annual operating budget requirements.

NOTE 3 – DEPOSITS AND INVESTMENTS

Reno County, Kansas Public Building Commission follows the practice of pooling cash and investments of all funds. Each fund's portion of total cash and investments is summarized by fund category in the summary statement of receipts, expenditures and unencumbered cash.

K.S.A. 9-1401 establishes the depositories which may be used by the Commission. The statute requires banks eligible to hold the Commission's funds have a main or branch bank in the county in which the Commission is located, or in an adjoining county if such institution has been designated as an official depository, and the banks provide an acceptable rate of return on funds. In addition, K.S.A. 9-1402 requires the banks to pledge securities for deposits in excess of FDIC coverage. The Commission has no other policies that would further limit interest rate risk.

K.S.A. 12-1675 limits the Commission's investment of idle funds to time deposits, open accounts, and certificates of deposit with allowable financial institutions; U.S. government securities; temporary notes; no-fund warrants; repurchase agreements; and the Kansas Municipal Investment Pool. The Commission has no investment policy that would further limit its investment choices.

RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION

Notes to Financial Statement

December 31, 2015

Concentration of Credit Risk

State statutes place no limit on the amount the Commission may invest in any one issuer as long as the investments are adequately secured under K.S.A. 9-1402 and K.S.A. 9-1405.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the Commission's deposits may not be returned to it. State statutes require the Commission's deposits in financial institutions to be entirely covered by federal depository insurance or by collateral held under a joint custody receipt issued by a bank within the State of Kansas, the Federal Reserve Bank of Kansas City, or the Federal Home Loan Bank of Topeka, except during designated "peak periods" when required coverage is 50%. The Commission does not use "peak periods". All deposits were legally secured at December 31, 2015.

At December 31, 2015, the Commission's carrying amount of deposits was \$5,427 and the bank balance was \$5,427. The bank balance was held by one bank resulting in a concentration of credit risk. The bank balance was fully covered by federal depository insurance.

Custodial Credit Risk – Investments

For an investment, this is the risk that, in the event of the failure of the issuer or counterparty, the Commission will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. State statutes require investments to be adequately secured. The Commission had no investments at December 31, 2015.

NOTE 4 – LITIGATION

Reno County, Kansas Public Building Commission is a party to various legal proceedings which normally occur in governmental operations. These legal proceedings are not likely to have a material financial impact on the affected funds of the Commission.

NOTE 5 – LEASE RECEIVABLE

Reno County, Kansas Public Building Commission entered into the following lease agreements with Reno County, Kansas:

Public Works Facility 2014 Agreement

The County is obligated to make payments to the Commission equivalent to the debt that the Commission has assumed in order to pay its outstanding revenue bonds. The Commission covenants that unless the County is in default under the lease obligation, it will not, without the County's written consent unless required by law, sell or otherwise part with or encumber its fee or other ownership interest in the project at any time during the life of the lease. The County covenants and agrees that it will, during the term of the lease obligation, keep and maintain the project and all parts thereof in good condition and repair, including but not limited to, the furnishing of all parts, mechanisms and devices required to keep the machinery, equipment and personal property constituting a part of the project in good mechanical and working order, and that during said period of time it will keep the project and all parts thereof free from filth, nuisance or conditions unreasonably increasing the danger of fire. Total payments receivable are scheduled below.

RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION

Notes to Financial Statement

December 31, 2015

<u>Years Ending December 31</u>		<u>Total</u>
2016	\$	414,025
2017		411,725
2018		414,325
2019		411,725
2020		414,025
2021-2022		<u>498,250</u>
Total	\$	<u><u>2,564,075</u></u>

NOTE 6 – LONG-TERM DEBT

Reno County, Kansas Public Building Commission has the following type of long-term debt.

Revenue Bonds

The Commission issued Revenue Bonds - Series 2007, dated June 1, 2007, with an original issue amount of \$3,500,000. The bonds have varying maturities with semiannual payments. The interest rate is 4.00%. These bonds were retired in 2015.

On March 26, 2014, the Commission issued \$2,470,000 in Revenue Bonds - Series 2014 to retire \$2,355,000 of Revenue Bonds - Series 2007. Interest rates range from 2.00% to 2.50% depending on the maturity date.

RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION

Notes to Financial Statement

December 31, 2015

Changes in long-term liabilities for the Commission for the year ended December 31, 2015, were as follows:

Issue	Interest Rates	Date of Issue	Amount of Issue	Date of Final Maturity	Balance Beginning of Year	Additions	Reductions/Payments	Balance End of Year	Interest Paid
Revenue Bonds									
Series 2007	4.00%	6/1/2007	\$ 3,500,000	10/1/2022	\$ 275,000	-	(275,000)	-	11,000
Series 2014	2-2.5%	3/26/2014	2,470,000	10/1/2022	2,455,000	-	(75,000)	2,380,000	50,525
Total Contractual Obligations:					\$ 2,730,000	-	(350,000)	2,380,000	61,525

Current maturities of long-term debt and interest for the next five years and in five year increments through maturity are as follows:

Issue	YEAR						Total
	2016	2017	2018	2019	2020	2021-2022	
Principal							
Series 2014	\$ 365,000	370,000	380,000	385,000	395,000	485,000	2,380,000
Interest							
Series 2014	49,025	41,725	34,325	26,725	19,025	13,250	184,075
Total Principal and Interest	414,025	411,725	414,325	411,725	414,025	498,250	2,564,075

RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION

Regulatory-Required Supplementary Information

RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION
Field Correction Offices Debt Service Fund
 Schedule of Receipts and Expenditures
 Regulatory Basis
 For the Year Ended December 31, 2015
 (With Comparative Actual Totals For the Prior Year Ended December 31, 2014)

	Prior Year Actual	Current Year Actual
Receipts		
Rental Income - County	\$ 72,463	-
Rental Income - State	29,250	-
Total Receipts	<u>101,713</u>	<u>-</u>
Expenditures		
Contractual Services	825	-
Debt Service Principal	95,000	-
Debt Service Interest and Fees	1,805	-
Reimbursement	-	34,035
Total Expenditures	<u>97,630</u>	<u>34,035</u>
Receipts Over (Under) Expenditures	4,083	(34,035)
Unencumbered Cash - Beginning	<u>29,952</u>	<u>34,035</u>
Unencumbered Cash - Ending	<u>\$ 34,035</u>	<u>-</u>

RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION
Public Works Facility Debt Service Fund
Schedule of Receipts and Expenditures
Regulatory Basis
For the Year Ended December 31, 2015
(With Comparative Actual Totals For the Prior Year Ended December 31, 2014)

	Prior Year Actual	Current Year Actual
Receipts		
Rental Income - County	\$ 395,200	411,525
Refund of Issuance Cost	2,868	-
Interest Income	-	18
Refund of Bond Redemption and Escrow	-	34
Total Receipts	<u>398,068</u>	<u>411,577</u>
Expenditures		
Contractual Services	4,030	2,025
Debt Service Principal	265,000	350,000
Debt Service Interest and Fees	47,118	61,525
Funds Paid to Escrow Agent	47,100	-
Total Expenditures	<u>363,248</u>	<u>413,550</u>
Receipts Over (Under) Expenditures	34,820	(1,973)
Unencumbered Cash - Beginning	<u>(27,420)</u>	<u>7,400</u>
Unencumbered Cash - Ending	<u>\$ 7,400</u>	<u>5,427</u>

RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION
Cost of Issuance Fund Series 2014
 Schedule of Receipts and Expenditures
 Regulatory Basis
 For the Year Ended December 31, 2015
 (With Comparative Actual Totals For the Prior Year Ended December 31, 2014)

	Prior Year Actual	Current Year Actual
Receipts		
Bond Proceeds	\$ 36,224	-
Expenditures		
Issuance Cost	36,224	-
Receipts Over (Under) Expenditures	-	-
Unencumbered Cash - Beginning	-	-
Unencumbered Cash - Ending	\$ -	-

RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION
Cost of Compliance Debt Service Fund
 Schedule of Receipts and Expenditures
 Regulatory Basis
 For the Year Ended December 31, 2015
 (With Comparative Actual Totals For the Prior Year Ended December 31, 2014)

	Prior Year Actual	Current Year Actual
Receipts		
Bond Proceeds	\$ 1,500	-
Expenditures		
Cost of Compliance	1,500	-
Receipts Over (Under) Expenditures	-	-
Unencumbered Cash - Beginning	-	-
Unencumbered Cash - Ending	\$ -	-

RENO COUNTY, KANSAS PUBLIC BUILDING COMMISSION
Refunding Revenue Bonds Series 2014 Escrow Fund
 Schedule of Receipts and Expenditures
 Regulatory Basis
 For the Year Ended December 31, 2015
 (With Comparative Actual Totals For the Prior Year Ended December 31, 2014)

	Prior Year Actual	Current Year Actual
Receipts		
Bond Proceeds	\$ 2,432,276	-
Reoffering Premium	75,963	-
Total Receipts	<u>2,508,239</u>	<u>-</u>
Expenditures		
Funds Paid to Escrow Agent	2,489,714	-
Underwriter's Discount	18,525	-
Total Expenditures	<u>2,508,239</u>	<u>-</u>
Receipts Over (Under) Expenditures	-	-
Unencumbered Cash - Beginning	<u>-</u>	<u>-</u>
Unencumbered Cash - Ending	<u>\$ -</u>	<u>-</u>