

**Allegheny County
Higher Education Building Authority -
Administrative Fund**

Financial Statements
and Required Supplementary Information

Years Ended December 31, 2019 and 2018
with Independent Auditor's Report

MaherDuessel

**ALLEGHENY COUNTY
HIGHER EDUCATION BUILDING AUTHORITY -
ADMINISTRATIVE FUND**

YEARS ENDED DECEMBER 31, 2019 AND 2018

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Independent Auditor's Report

**Board of Directors
Allegheny County
Higher Education
Building Authority**

Report on the Financial Statements

We have audited the accompanying financial statements of the Allegheny County Higher Education Building Authority – Administrative Fund (Fund) as of and for the year ended December 31, 2019, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit 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 auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the 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 net position of the Fund as of December 31, 2019, and the changes in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Fund and do not purport to, and do not, present fairly the net position of the Allegheny County Higher Education Building Authority as of December 31, 2019 and 2018, and the changes in its net position, or, where applicable, its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Matter

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages i through iv, 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.

Prior Year Financial Statements

The financial statements of the Fund as of December 31, 2018, were audited by other auditors whose report dated June 21, 2019, expressed an unmodified opinion on those statements.

Maher Duessel

Pittsburgh, Pennsylvania
April 21, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Administrative Fund (Fund) of the Allegheny County Higher Education Building Authority's (Authority) Management's Discussion and Analysis (MD&A) is designated to provide an overview of the Fund's financial activities for the years ended December 31, 2019 and 2018, and should be read in conjunction with the Fund's financial statements, which begin on page 1.

Financial Highlights

- The Fund's net position increased by \$35,405 during the current year and decreased by (\$7,462) during the prior year.
- The Authority continues to provide access to capital markets through its conduit debt program. The Fund receives annual and closing fees associated with this program. During the current and prior year, the Authority facilitated the issuance of approximately \$109.7 million and \$17.8 million in conduit debt, respectively.

Overview of the Financial Statements

This MD&A is intended to serve as an introduction to the Fund's basic financial statements. The Fund's basic financial statements consist of two parts: 1) fund financial statements and 2) notes to financial statements.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The Statements of Net Position, found on page 1, provides information about the Fund's financial position using the accrual basis of accounting. It includes all of the Fund's assets and liabilities and indicates which assets, if any, are restricted as to use.

The Statements of Revenues, Expenses, and Changes in Net Position, on page 2, provides information on how the Fund's direct expenses of a given activity are offset by program revenues. Under the accrual basis of accounting, revenues are recognized when they are earned, and expenses are recognized when incurred.

The Statements of Cash Flows, on page 3, indicates how much cash was provided and used by operating activities as well as other cash sources and uses such as investing and financing activities.

Proprietary Funds

The Fund is classified as an enterprise fund, which is a type of proprietary fund. Enterprise funds are used to report activities that are intended to recover all or a significant portion of their costs through user fees and charges.

Notes to Financial Statements

The notes, which begin on page 4, provide additional information that is essential to a full understanding of data provided in the fund financial statements.

Analysis of Net Position

Net position is a useful indicator of a government's financial position. For the Fund, total assets were greater than liabilities by \$579,739 for the year ended December 31, 2019, and \$544,334 for the year ended December 31, 2018.

Condensed Statements of Net Position

The following is a summary of the Fund's Statements of Net Position as of December 31, 2019 and 2018:

	<u>2019</u>	<u>2018</u>	<u>Change</u>
<u>Assets</u>			
Cash	\$ 569,940	\$ 534,535	\$ 35,405
Accounts receivable	9,799	9,799	-
Total Assets	<u>\$ 579,739</u>	<u>\$ 544,334</u>	<u>\$ 35,405</u>
<u>Net Position</u>			
Unrestricted	\$ 579,739	\$ 544,334	\$ 35,405
Total Net Position	<u>\$ 579,739</u>	<u>\$ 544,334</u>	<u>\$ 35,405</u>

Changes in Net Position

The Fund's net position increased by \$35,405 for the year ended December 31, 2019, and decreased by \$7,462 for the year ended December 31, 2018.

The following summarizes the Fund's Statements of Revenues, Expenses, and Changes in Net Position for the years ended December 31, 2019 and 2018.

Condensed Statements of Revenues, Expenses, and Changes in Net Position

	2019	2018	Change
Operating Revenues:			
Annual administrative fees	\$ 212,526	\$ 192,711	\$ 19,815
Closing fees	35,000	16,104	18,896
Legal fee income	5,000	5,000	-
Miscellaneous	2,500	500	2,000
Total operating revenues	<u>255,026</u>	<u>214,315</u>	<u>40,711</u>
Operating Expenses:			
Administrative fees	200,000	200,000	-
Trustee and professional fees	28,750	27,250	1,500
Other	3,287	3,264	23
Total operating expenses	<u>232,037</u>	<u>230,514</u>	<u>1,523</u>
Operating Income (Loss)	<u>22,989</u>	<u>(16,199)</u>	<u>39,188</u>
Non-operating Revenues:			
Interest income	12,416	8,737	3,679
Total non-operating revenues	<u>12,416</u>	<u>8,737</u>	<u>3,679</u>
Net Income (Loss)	35,405	(7,462)	42,867
Net Position:			
Beginning of year	544,334	551,796	(7,462)
End of year	<u>\$ 579,739</u>	<u>\$ 544,334</u>	<u>\$ 35,405</u>

Net Position

The Fund's net position is classified as unrestricted and is available to fund the Authority's activities. For the sake of comparison, the Fund's net position represents 249.8% and 236.1% of the Fund's expenses for the years ended December 31, 2019 and 2018, respectively.

Operating Revenues

Annual administrative fees are collected from entities on whose behalf the debt was issued for as long as the debt remains outstanding. These fees increase by \$19,815 during the current year and decreased by (\$2,743) the prior year. These fees increase and decrease based on the issuance of and retirement of debt issues from year to year.

Closing fees, including legal fee income, are collected from entities during the year, and debt is issued on their behalf.

Operating Expenses

An administrative fee is paid to the Allegheny County Department of Economic Development (ACED) annually to help defray the costs of administering the Authority's activities. The Fund paid ACED \$200,000 per year for 2019 and 2018.

Requests for Information

The financial report is designed to provide an overview of the Fund's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to: Fiscal Manager of Operations; One Chatham Center, Suite 900; 112 Washington Place; Pittsburgh, PA 15219.

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STATEMENTS OF NET POSITION

DECEMBER 31, 2019 AND 2018

	2019	2018
Assets		
Cash and cash equivalents	\$ 569,940	\$ 534,535
Accounts receivable	9,799	9,799
Total Assets	\$ 579,739	\$ 544,334
Liabilities and Net Position		
Liabilities	\$ -	\$ -
Net Position:		
Unrestricted net position	579,739	544,334
Total Net Position	579,739	544,334
Total Liabilities and Net Position	\$ 579,739	\$ 544,334

See accompanying notes to financial statements.

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STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

YEARS ENDED DECEMBER 31, 2019 AND 2018

	2019	2018
Operating Revenues:		
Administrative fees:		
Annual	\$ 212,526	\$ 192,711
Closing	35,000	16,104
Legal	5,000	5,000
Other	2,500	500
Total operating revenues	255,026	214,315
Operating Expenses:		
Administrative fees	200,000	200,000
Professional fees	28,750	27,250
Other	3,287	3,264
Total operating expenses	232,037	230,514
Operating Income (Loss)	22,989	(16,199)
Non-Operating Revenues (Expenses):		
Interest income	12,416	8,737
Total non-operating revenues (expenses)	12,416	8,737
Change in Net Position	35,405	(7,462)
Net Position:		
Beginning of year	544,334	551,796
End of year	\$ 579,739	\$ 544,334

See accompanying notes to financial statements.

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STATEMENTS OF CASH FLOWS

YEARS ENDED DECEMBER 31, 2019 AND 2018

	2019	2018
Cash Flows From Operating Activities:		
Receipts from customers	\$ 255,026	\$ 214,315
Payment for administrative services to Allegheny County	(200,000)	(200,000)
Payments for goods and services	(32,037)	(30,514)
	22,989	(16,199)
Cash Flows From Investing Activities:		
Interest received	12,416	8,737
	12,416	8,737
Net Increase (Decrease) in Cash and Cash Equivalents	35,405	(7,462)
Cash and Cash Equivalents:		
Beginning of year	534,535	541,997
End of year	\$ 569,940	\$ 534,535
Reconciliation of Operating Income (Loss) to Net Cash Provided By (Used In) Operating Activities:		
Operating income (loss)	\$ 22,989	\$ (16,199)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:		
Change in:		
Accounts receivable	-	-
Accounts payable	-	-
	-	-
Net cash provided by (used in) operating activities	\$ 22,989	\$ (16,199)

See accompanying notes to financial statements.

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NOTES TO FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2019 AND 2018

1. Organization

Allegheny County Higher Education Building Authority (Authority) was created by a resolution of the Board of Commissioners of Allegheny County under the Municipality Authorities Act of the General Assembly of the Commonwealth of Pennsylvania, approved May 2, 1945, P.L. 382, as amended and supplemented. The purpose of the Authority is to acquire, hold, construct, improve, maintain, own, operate, and lease educational facilities and other related projects. The Authority, incorporated in 1981, has a legal life through 2045.

The Authority issues revenue bonds and notes for eligible projects in Allegheny County. Each issue is payable from receipts derived by the Authority from the entity on whose behalf the debt was issued and is secured separately and distinctly from the issues for every other entity. All debt instruments are supported by the credit of the respective institution involved in each individual project. The interest rate, terms of the repayment, and dollar amount of the bonds are matters of direct negotiation between the institution and the bond underwriters.

These financial statements include only the Authority's Administrative Fund (Fund). The Fund accounts only for promotional and administrative operations of the Authority and interest earnings from investing administrative Fund resources. The Fund does not include any assets or liabilities relating to Authority debt issues.

The governing body of the Authority is a Board of Directors (Board) consisting of members appointed by the County Executive of Allegheny County. Allegheny County has not included the Authority in its reporting entity because Allegheny County's accountability for the Authority does not extend beyond these appointments.

2. Summary of Significant Accounting Policies

Basis of Accounting

The Fund is reported as an Enterprise Fund. The Fund accounts for its activities on the accrual basis of accounting in accordance with the provisions of the Governmental

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NOTES TO FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2019 AND 2018

Accounting Standards Board (GASB) Statements. Accordingly, revenues are recorded when earned, and expenses are recorded when incurred.

Operating revenues and expenses consist of those revenues and expenses that result from the ongoing principal operations of the Fund. Operating revenues consist primarily of annual and closing fees on conduit debt (see below). Non-operating revenues and expenses consist of those revenues and expenses that are related to financial and investing types of activities and result from non-exchange transactions, such as capital contributions, grants, or ancillary activities.

When an expense is incurred, for purposes in which there are both restricted and unrestricted resources available, it is the Fund's policy to apply those expenses first to the restricted resources, to the extent such are available; and then to the unrestricted resources.

Closing and Annual Fees

The Fund charges those entities on whose behalf the debt is issued a closing fee at the inception of each issue and annual fees due on each anniversary of the issue for as long as the issue is outstanding. The closing fee is greater than the recurring annual fee because it incorporates recovery of administrative expenses, including professional advisors, incurred by the Authority on behalf of sponsoring the issue. Annual fees are non-refundable and are recognized as revenue at the time they are due.

Cash and Cash Equivalents

For the purposes of presentation, the Authority considers all highly liquid deposits with maturities of three months or less when obtained to be cash and cash equivalents.

Accounts Receivable

Accounts receivable represent annual fees billed and unpaid at the end of the year.

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NOTES TO FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2019 AND 2018

Classification of Net Position

Net positions are classified into three components — net investment in capital assets, restricted, and unrestricted. These classifications are defined as follows:

Net Investment in Capital Assets - This component of net position consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of these assets. There were no net investments in capital assets at year-end.

Restricted - This component of net position consists of constraints placed on net position use through external restrictions imposed by creditors, grantors, contributors, or regulation. There was no restricted net position at year-end.

Unrestricted - This component of net position consists of assets that do not meet the definition of “restricted” or “net investments in capital assets.”

Pending Pronouncements

GASB has issued statements that will become effective in future years including Statement Nos. 87 (Leases), 89 (Accounting for Interest Cost Incurred before the End of a Construction Period), 91 (Conduit Debt Obligations), and 92 (Omnibus 2020). Management has not yet determined the impact of these statements on the financial statements.

3. Administrative Services

The Authority contracts annually with the Allegheny County Department of Economic Development (ACED) for various administrative support services, including space and personnel. The fee for these services in 2019 and 2018 was \$200,000 for each year, which was paid by the Fund.

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NOTES TO FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2019 AND 2018

4. Deposits and Investments

The Authority is authorized to make investments of the following types pursuant to the Municipality Authorities Act of 1945: (1) United States Treasury bills, (2) short-term obligations of the United States government or its agencies or instrumentalities, (3) deposits in savings accounts or time deposits or share accounts of institutions which are insured, (4) obligations of the Commonwealth of Pennsylvania or any of its agencies or instrumentalities or any political subdivision thereof, and (5) shares of an investment company registered under the Investment Company Act of 1940, whose shares are registered under the Securities Act of 1933, provided that the investments of that company meet the criteria in (1) through (4) above.

GASB Statement No. 40, “*Deposits and Investment Risk Disclosures*,” requires disclosures related to the following deposit and investment risks: credit risk (including custodial credit risk and concentrations of credit risk), interest rate risk, and foreign currency risk. The following is a description of the Authority's deposit and investment risks:

Custodial Credit Risk – For a deposit, custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned. The Authority does not have a formal deposit policy for custodial credit risk. As of December 31, 2019 and 2018, \$0 of the Authority's bank balance of \$31,271 and \$11,949 was exposed to custodial credit risk, respectively. These deposits have carrying amounts of \$31,173 and \$11,949 as of December 31, 2019 and 2018, respectively, and are classified as cash and cash equivalents on the statements of net position.

The Authority also has deposits managed by the Pennsylvania Local Government Investment Trust (PLGIT). These funds are not exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical form. The Authority's investment in PLGIT (an external investment pool) is the same as the value of the pool shares and is reported at amortized cost, which approximates fair value. All investments in an external investment pool that is not SEC-registered are subject to oversight by the Commonwealth of Pennsylvania. The Authority can withdraw funds from the external investment pool without limitations or fees. As of December 31, 2019 and 2018, the bank and book balances of the investments in PLGIT were \$538,767 and \$522,586, respectively, and are classified as cash and cash equivalents on the statements of net position. As of

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December 31, 2019, the Authority's investments in PLGIT are rated AAAM by Standard & Poor's.

5. Conduit Debt

The Authority administers the Higher Education Building Bond Program (Program). Under this Program, the Authority issues limited obligation loan revenue bonds through financial entities to provide below-market interest rate financing for educational institutions. The revenue bonds are repayable solely from each educational institution's respective resources. Neither the general credit of the Authority nor the general credit and taxing power of Allegheny County has been pledged for the payment of debt service. The Authority has no obligation for repayment of this debt from other resources.

The outstanding balance of the debt issued as of December 31, 2019 and 2018, is approximately \$708 million and \$618 million, respectively.