

**PAWNEE COUNTY, KANSAS
PUBLIC BUILDING COMMISSION
Larned, KS 67550**

**FINANCIAL STATEMENT
For the Year Ended December 31, 2017**

**VONFELDT, BAUER & VONFELDT, CHTD.
Certified Public Accountants
Larned, Kansas 67550**

PAWNEE COUNTY, KANSAS PUBLIC BUILDING COMMISSION
LARNED, KANSAS

Financial Statement
Regulatory Basis
For the Year Ended December 31, 2017

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Pawnee County, Kansas Public Building Commission
Larned, KS 67550

We have audited the accompanying fund summary statement of regulatory basis receipts, expenditures, and unencumbered cash balances of Pawnee County, Kansas Public Building Commission, Larned, Kansas, a municipality, as of and for the year ended December 31, 2017 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.

Auditor's 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 of 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 of the financial statement, the financial statement is prepared by Pawnee County, Kansas Public Building Commission, Larned, Kansas 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 matter 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 Pawnee County, Kansas Public Building Commission, Larned, Kansas as of December 31, 2017, 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 Pawnee County, Kansas Public Building Commission, Larned, Kansas as of December 31, 2017, 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 schedule of regulatory basis receipts and expenditures (Schedules 1 as listed in the table of contents) is presented for analysis and is not a required part of the basic financial statement, however is 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.

We also previously audited, in accordance with auditing standards generally accepted in the United States of America, the basic financial statement of Pawnee County, Kansas Public Building Commission, Larned, Kansas as of and for the year ended December 31, 2016 (not presented herein), and have issued our report thereon dated October 6, 2017, which contained an unmodified opinion on the basic financial statement. The 2016 basic financial statement and our accompanying report are not presented herein, but are available in electronic form from the website of the Kansas Department of Administration at the following link <http://www.admin.ks.gov/offices/chief-financial-officer/municipal-services>. The 2016 actual column (2016 comparative information) presented in the individual fund schedule of regulatory basis receipts and expenditures for the year ended December 31, 2017 (Schedule 1 as listed in the table of contents) is presented for purposes of additional analysis and is not a required part of the basic financial statement. Such 2016 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 2016 basic financial statement. The 2016 comparative information was subjected to the auditing procedures applied in the audit of the 2016 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 2016 basic financial statement or to the 2016 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 2016 comparative information is fairly stated in all material respects in relation to the basic financial statement as a whole for the year ended December 31, 2016, on the basis of accounting described in Note 1.

VonFeldt, Bauer & VonFeldt, Chtd.

VONFELDT, BAUER & VONFELDT, CHTD.
Certified Public Accountants
Larned, Kansas

October 19, 2018

PAWNEE COUNTY, KANSAS PUBLIC BUILDING COMMISSION
LARNED, KANSAS
Summary Statement of Receipts, Expenditures and Unencumbered Cash
Regulatory Basis
For the Year Ended December 31, 2017

Funds	Beginning Unencumbered Cash Balance	Prior Year Cancelled Encumbrances
Bond and Interest Fund:		
Hospital Debt Service Fund	\$ 944,183.10	\$ 0.00
Total Reporting Entity	\$ 944,183.10	\$ 0.00
Composition of Cash:		

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

<u>Receipts</u>	<u>Expenditures</u>	<u>Ending Unencumbered Cash Balance</u>	<u>Add Encumbrances and Accounts Payable</u>	<u>Ending Cash Balance</u>
\$ 1,282,251.60	\$ 1,274,033.75	\$ 952,400.95	\$ 0.00	\$ 952,400.95
<u>\$ 1,282,251.60</u>	<u>\$ 1,274,033.75</u>	<u>\$ 952,400.95</u>	<u>\$ 0.00</u>	<u>\$ 952,400.95</u>
		U.S. Treasury Note Fund		\$ 952,400.95
		Total Reporting Entity		<u>\$ 952,400.95</u>

PAWNEE COUNTY, KANSAS PUBLIC BUILDING COMMISSION
LARNED, KANSAS
NOTES TO THE FINANCIAL STATEMENT
December 31, 2017

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

Pawnee County, KS Public Building Commission, Larned, Kansas (Commission) is a municipal corporation governed by an appointed three-member board. This financial statement presents Pawnee County, KS Public Building Commission (the municipality). Pawnee County, KS Public Building Commission has no related municipal entities.

B. REGULATORY BASIS FUND TYPES

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.

C. BASIS OF ACCOUNTING

Regulatory Basis of Accounting and Departure from Accounting Principles Generally Accepted in the United States of America. 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.

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 municipality to use the regulatory basis of accounting.

D. CASH AND INVESTMENTS

Cash balances from all funds are combined and invested to the extent available. Cash and investments consist of U.S. treasury notes. Earnings from these investments are allocated to designated funds. Cash and investments are stated at cost.

E. REIMBURSED EXPENSES

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 comparison, the expenditures are properly offset by the reimbursements under KMAAG regulatory basis of accounting.

F. USE OF ESTIMATES

The preparation of the financial statement 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 amounts reported in the financial statement and accompanying notes. Actual results may differ from those estimates.

Note 2 - COMPLIANCE WITH KANSAS STATUTES

Management is aware of no statutory violations for the period covered by the audit.

Note 3 - INVESTMENTS

As of December 31, 2017, the Commission had the following investments and maturities.

Investment Type	Fair Value	Investment Maturities (in Years)		Rating U.S.
		Less than 1	1-2	
U.S. Treasury Note Fund	\$ 952,400.95	\$ 952,400.95	\$ -	N/A
Total Fair Value	\$ 952,400.95	\$ 952,400.95	\$ -	

K.S.A. 12-1675 limits the Commission's investments 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. The rating of the Commission's investments is noted above.

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 9-1405. The Commission's allocation of investments as of December 31, 2017 is as follows:

Investments	Percentage of Investments
U.S. Treasury Notes	100%

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.

Note 4 - LONG TERM DEBT

Changes in long-term liabilities for the Commission for the year ended December 31, 2017 were as follows:

<u>Issue</u>	<u>Interest Rates</u>	<u>Date of Issue</u>	<u>Amount of Issue</u>	<u>Date of Final Maturity</u>
Revenue bonds:				
Series 2011	3.00 - 4.65%	12/15/2011	\$ 9,620,000.00	2/15/2036
Series 2012	1.90 - 5.00%	2/15/2012	10,000,000.00	2/15/2036

Total contractual indebtedness

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

	<u>12/31/2018</u>	<u>12/31/2019</u>	<u>12/31/2020</u>	<u>12/31/2021</u>
Principal:				
Revenue bonds	<u>\$ 650,000.00</u>	<u>\$ 665,000.00</u>	<u>\$ 675,000.00</u>	<u>\$ 700,000.00</u>
Total principal	<u>650,000.00</u>	<u>665,000.00</u>	<u>675,000.00</u>	<u>700,000.00</u>
Interest:				
Revenue bonds	<u>621,460.00</u>	<u>606,332.50</u>	<u>589,322.50</u>	<u>570,300.00</u>
Total interest	<u>621,460.00</u>	<u>606,332.50</u>	<u>589,322.50</u>	<u>570,300.00</u>
Total principal and interest	<u>\$ 1,271,460.00</u>	<u>\$ 1,271,332.50</u>	<u>\$ 1,264,322.50</u>	<u>\$ 1,270,300.00</u>

<u>Balance Beginning of Year</u>	<u>Additions</u>	<u>Reductions / Payments</u>	<u>Balance End of Year</u>	<u>Interest Paid</u>
\$ 8,530,000.00	\$ 0.00	\$ 305,000.00	\$ 8,225,000.00	\$ 333,333.75
<u>8,785,000.00</u>	<u>0.00</u>	<u>330,000.00</u>	<u>8,455,000.00</u>	<u>303,200.00</u>
<u>\$ 17,315,000.00</u>	<u>\$ 0.00</u>	<u>\$ 635,000.00</u>	<u>\$ 16,680,000.00</u>	<u>\$ 636,533.75</u>

<u>12/31/2022</u>	<u>12/31/2023 - 12/31/2027</u>	<u>12/31/2028 - 12/31/2032</u>	<u>12/31/2033 - 12/31/2037</u>	<u>Total</u>
\$ 720,000.00	\$ 3,940,000.00	\$ 4,740,000.00	\$ 4,590,000.00	\$ 16,680,000.00
<u>720,000.00</u>	<u>3,940,000.00</u>	<u>4,740,000.00</u>	<u>4,590,000.00</u>	<u>16,680,000.00</u>
<u>549,495.00</u>	<u>2,374,531.25</u>	<u>1,559,006.25</u>	<u>427,197.50</u>	<u>7,297,645.00</u>
<u>549,495.00</u>	<u>2,374,531.25</u>	<u>1,559,006.25</u>	<u>427,197.50</u>	<u>7,297,645.00</u>
<u>\$ 1,269,495.00</u>	<u>\$ 6,314,531.25</u>	<u>\$ 6,299,006.25</u>	<u>\$ 5,017,197.50</u>	<u>\$ 23,977,645.00</u>

Note 5 - LEASE

On December 15, 2011 an agreement was entered into with Pawnee County, Kansas (County) to lease the hospital to the County. The lease will terminate upon the occurrence of the following (a) the County shall have paid to the Commission all rental payments which the County is obligated under this lease; (b) the County has made arrangements which, in the opinion of the Commission, are adequate to comply with the Commission's obligations to pay any arbitrage rebate to the United States; and (c) all of the principal of and interest on all bonds shall have been paid in full or provision made for their payment in accordance with the provisions of the bond indenture. The Commission reserves and the County covenants agrees to pay basic rent to the Commission in immediately available funds during the basic term, for deposit in the debt service fund, on each basic rent payment date. In addition to basic rent, the County shall pay any additional rent required to be paid pursuant to this lease, or, if such payment cannot be made from legally available funds, as soon thereafter as funds can be made legally available after receipt of written notice thereof given to the County by the Commission or the Trustee. The lease further states that the County will sublease the hospital to Pawnee Valley Community Hospital (Hospital) to operate. The Hospital shall pay to or for the benefit of the County as rentals for the leasehold granted hereunder the lesser of (i) all basic rent and all additional rent payable under the lease or (ii) the positive net cash flow of the Hospital derived from the operation of the hospital. For the year ended December 31, 2017 basic rent revenue was \$1,278,565.20.

Aggregate minimum basic rent revenue under this lease as of December 31, 2017 is \$23,977,645.00. Future minimum basic rent revenue for the next five years is as follows:

<u>Year</u>	<u>Amount</u>
12/31/2018	\$ 1,271,460.00
12/31/2019	1,271,332.50
12/31/2020	1,264,322.50
12/31/2021	1,270,300.00
12/31/2022	1,269,495.00

Note 6 - CONTINGENCIES

During the ordinary course of its operations the Commission is a party to potential claims, legal actions and complaints. It is the opinion of the Commission's management that these matters are not anticipated to have a material effect on the Commission's financial statement.

Note 7 - RISK MANAGEMENT

The Commission is exposed to various risks of losses related to torts; thefts of, damages to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Pursuant to the sublease agreement Pawnee Valley Community Hospital is required to obtain coverage from commercial insurance companies in order to effectively manage risk. The Hospital has obtained such coverage and named the Commission as an additional insured interest. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years. The Commission does not participate in a public entity risk pool.

Note 8 - SUBSEQUENT EVENTS

The Commission has evaluated events subsequent to year end through October 19, 2018, and does not believe any events have occurred which affect the financial statement as presented.

**REGULATORY-REQUIRED
SUPPLEMENTARY INFORMATION**

PAWNEE COUNTY, KANSAS PUBLIC BUILDING COMMISSION
LARNED, KANSAS
HOSPITAL DEBT SERVICE FUND
Schedule of Receipts and Expenditures
Regulatory Basis
For the Year Ended December 31, 2017
(With Comparative Actual Totals for the Prior Year Ended December 31, 2016)

	<u>2016</u>	<u>2017</u>
Receipts		
Basic Rental Payments	\$ 1,279,306.70	\$ 1,278,565.20
Dividends	62.07	1,186.40
Reimbursed Expense	<u>0.00</u>	<u>2,500.00</u>
Total Receipts	<u>1,279,368.77</u>	<u>1,282,251.60</u>
Expenditures		
Trust Service Fees	0.00	2,500.00
Bond Principal	615,000.00	635,000.00
Bond Interest	<u>653,327.50</u>	<u>636,533.75</u>
Total Expenditures	<u>1,268,327.50</u>	<u>1,274,033.75</u>
Receipts Over (Under) Expenditures	11,041.27	8,217.85
Unencumbered Cash, Beginning	<u>933,141.83</u>	<u>944,183.10</u>
	<u>\$ 944,183.10</u>	<u>\$ 952,400.95</u>