

**BERRIEN COUNTY
BUILDING AUTHORITY
(A Component Unit of the
County of Berrien, Michigan)**



St. Joseph, Michigan

Basic Financial Statements

For the Year Ended December 31, 2010

BERRIEN COUNTY BUILDING AUTHORITY

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INDEPENDENT AUDITORS' REPORT

June 29, 2011

To the Commissioners of the
Berrien County Building Authority Board
St. Joseph, Michigan

We have audited the accompanying financial statements of the governmental activities and each major fund of the ***Berrien County Building Authority (the "Authority"), a component unit of the County of Berrien, Michigan***, as of and for the year ended December 31, 2010, which collectively comprise the Authority's basic financial statements, as listed in the table of contents. These financial statements are the responsibility of the management of the Berrien County Building Authority. Our responsibility is to express opinions 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 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 audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

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 Berrien County Building Authority as of December 31, 2010, and the respective changes in financial position thereof for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

The Management's Discussion and Analysis on pages 2-4 is not part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2011, on our consideration of the Berrien County, Michigan's internal control over financial reporting and 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 the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.



MANAGEMENT'S DISCUSSION AND ANALYSIS

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Berrien County Building Authority (the "Authority") is a blended component unit of the County of Berrien, Michigan, and was established pursuant to Act 31, Public Acts of Michigan, as amended. The Authority presents this management's discussion and analysis of its financial performance, as an overview of financial activities for the fiscal year ended December 31, 2010. The Authority encourages readers to consider the information presented here in conjunction with the accompanying basic financial statements.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority uses an alternative approach reserved for single program governments to present combined government-wide and fund financial statements by using a columnar format that reconciles individual line items of fund financial data to government-wide data in a separate column. The basic financial statements are comprised of the *statement of net assets and governmental fund balance sheet*, the *statement of activities and governmental fund revenue, expenditures and changes in fund balances*, and the *notes to the basic financial statements*.

- The *statement of net assets and governmental funds balance sheet* presents information on all of the Authority's assets and liabilities, with the difference between the two reported as fund balance and net assets. Over time, increase or decreases in net assets may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.
- The *statement of activities and governmental fund revenues, expenditures and changes in fund balances* presents information showing how the Authority's fund balances and net assets changed during the most recent year.
- The *notes to the basic financial statements* provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

Financial Analysis

The net assets of the Authority are summarized for the purpose of determining the overall fiscal position. In the case of the Authority, assets equaled liabilities at the end of the most recent fiscal year.

Berrien County Building Authority's Net Assets

	<u>2010</u>	<u>2009</u>
Current and other assets	\$ 6,970,171	\$ 7,958,463
Long-term liabilities outstanding	6,875,000	7,850,000
Other liabilities	<u>95,171</u>	<u>108,463</u>
Total liabilities	<u>6,970,171</u>	<u>7,958,463</u>
 Total net assets	 <u><u>\$ -</u></u>	 <u><u>\$ -</u></u>

When comparing the current fiscal year to the previous fiscal year, net assets have neither increased nor decreased.

Berrien County Building Authority's Change in Net Assets

	<u>2010</u>	<u>2009</u>
Revenues:		
Intergovernmental	\$ 336,971	\$ 368,556
Interest revenue	209	548
Total revenues	<u>337,180</u>	<u>369,104</u>
 Expenses:		
Interest and fiscal charges	<u>337,180</u>	<u>369,104</u>
 Increase (decrease) in net assets	 -	 -
 Net assets, beginning of year	 <u>-</u>	 <u>-</u>
 Net assets, end of year	 <u><u>\$ -</u></u>	 <u><u>\$ -</u></u>

Capital Assets and Debt Administration

Capital assets. The Authority does not hold any capital assets. The Authority did invest in assets on behalf of the general government which are included in the County's financial statements.

Long-term debt. At the end of the current fiscal year, the Authority had total bonded debt outstanding of \$6,875,000. General obligation bonds are direct obligations and pledge the full faith and credit of the County of Berrien government. These bonds generally are issued as 15 to 20-year serial bonds with varying amounts of principal maturing each year.

Berrien County Building Authority's Outstanding Debt

	<u>2010</u>	<u>2009</u>
General Obligation Bonds	<u>\$ 6,875,000</u>	<u>\$ 7,850,000</u>

Additional information on the Authority's long-term debt can be found in detail in the accompanying notes of this report on page 9.

Requests for Information

This financial report is designed to provide a general overview of the Authority's finances for those with an interest in the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Berrien County Building Authority, 701 Main Street, Saint Joseph, Michigan 49085-1316.

**BASIC
FINANCIAL STATEMENTS**

BERRIEN COUNTY BUILDING AUTHORITY
Statement of Net Assets and
Governmental Funds Balance Sheet
December 31, 2010

	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total Governmental Funds</u>	<u>Adjustments</u>	<u>Statement of Net Assets</u>
Assets					
Cash and cash equivalents	\$ -	\$ 40,850	\$ 40,850	\$ -	\$ 40,850
Leases receivable	6,929,321	-	6,929,321	-	6,929,321
Total assets	<u>\$ 6,929,321</u>	<u>\$ 40,850</u>	<u>\$ 6,970,171</u>	-	<u>6,970,171</u>
Liabilities					
Accrued interest payable	\$ -	\$ -	\$ -	95,171	95,171
Deferred revenue	6,929,321	-	6,929,321	(6,929,321)	-
Long-term liabilities:					
Due in one year	-	-	-	1,000,000	1,000,000
Due in more than one year	-	-	-	5,875,000	5,875,000
Total liabilities	6,929,321	-	6,929,321	40,850	6,970,171
Fund balances					
Unreserved, undesignated	-	40,850	40,850	(40,850)	-
Total liabilities and fund balances	<u>\$ 6,929,321</u>	<u>\$ 40,850</u>	<u>\$ 6,970,171</u>		
Net assets					
Unrestricted				<u>\$ -</u>	<u>\$ -</u>

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

BERRIEN COUNTY BUILDING AUTHORITY
Statement of Activities and
Governmental Funds Revenue, Expenditures
and Changes in Fund Balances
For the Year Ended December 31, 2010

	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total Governmental Funds</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
Revenue					
Intergovernmental	\$ 1,298,888	\$ -	\$ 1,298,888	\$ (961,917)	\$ 336,971
Interest revenue	-	209	209	-	209
Total revenue	<u>1,298,888</u>	<u>209</u>	<u>1,299,097</u>	<u>(961,917)</u>	<u>337,180</u>
Expenditures / expenses					
Public works	-	124,418	124,418	(124,418)	-
Debt service:					
Principal	975,000	-	975,000	(975,000)	-
Interest and fiscal charges	323,888	-	323,888	13,292	337,180
Total expenditures / expenses	<u>1,298,888</u>	<u>124,418</u>	<u>1,423,306</u>	<u>(1,086,126)</u>	<u>337,180</u>
Change in fund balances / net assets	-	(124,209)	(124,209)	124,209	-
Fund balances / net assets					
Beginning of year	-	165,059	165,059	(165,059)	-
End of year	<u>\$ -</u>	<u>\$ 40,850</u>	<u>\$ 40,850</u>	<u>\$ (40,850)</u>	<u>\$ -</u>

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

NOTES to FINANCIAL STATEMENTS

BERRIEN COUNTY BUILDING AUTHORITY

Notes To Basic Financial Statements

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Berrien County Building Authority (the “Authority”) was incorporated under the authority of Act 31, Public Act of Michigan, as amended. The purpose of the Authority is to acquire, furnish, renovate, construct and maintain buildings and other facilities for the use of the County.

Reporting Entity – These financial statements represent the financial position and the changes in financial position of a blended component unit of the County of Berrien (the “County”) and are an integral part of that reporting entity.

Government-wide and Fund Financial Statements – As permitted by GASB Statement No. 34, the Authority uses an alternative approach reserved for single program governments to present combined government-wide and fund financial statements by using a columnar format that reconciles individual line items of fund financial data to government-wide data in a separate column. Accordingly, this is presented in the Statement of Net Assets and Governmental Funds Balance Sheet and the Statement of Activities and Governmental Funds Revenue, Expenditures and Changes in Fund Balances. Major individual governmental funds are reported as separate columns in the aforementioned financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation – The government-wide financial information is reported 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 information is reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

The Authority reports the following major governmental funds:

Debt Service Fund - This fund accounts for the accumulation of resources for, and the payment of, interest and principal on bonded debt.

Capital Projects Fund - This fund accounts for the use of financial resources segregated for the construction/renovation of major capital facilities.

BERRIEN COUNTY BUILDING AUTHORITY

Notes To Basic Financial Statements

Cash and Cash Equivalents – The Authority’s cash and cash equivalents consist of demand deposits and certificates of deposit with original maturities of three months or less from the date of acquisition. State statutes authorize local governments to deposit in the accounts of federally insured banks, credit unions, and savings and loan associations.

Long-term Obligations – In the government-wide financial statements, long-term debt is reported as a liability. Bond discounts, premiums, issuance costs and refunding losses, if any, are deferred and amortized over the life of the applicable bonds using the effective interest method. Bonds payable are reported net of the applicable bond discount, premium and deferred loss, if any. Bond issuance costs, if any, are reported as deferred charges.

2. CASH AND INVESTMENTS

At year end, the carrying amount of the Building Authority’s deposits was \$40,850. Cash categorizations are included in the County’s basic financial statements to give an indication of the level of risk assumed by the County at year-end. It is not feasible to allocate the level of risk to the various component units of the County.

3. LEASES RECEIVABLE

The Authority has entered into various lease agreements with the County for buildings acquired or constructed by the Authority. These agreements generally terminate with the retirement of the related bond issues. Leases receivable are reported at an amount equal to the lesser of the actual bond-financed construction costs incurred to date or the outstanding bond principal (plus accrued interest). Annual lease payments under these agreements are equal to the related bond principal and interest due each year. At termination of a lease, title to the leased property is passed to the County.

All lease agreements provide for the lessee to use, operate and maintain the property, at its own expense, subject to the terms and conditions of the agreements.

BERRIEN COUNTY BUILDING AUTHORITY

Notes To Basic Financial Statements

4. LONG-TERM OBLIGATIONS

The Authority has issued general obligation bonds to finance the construction or purchase of facilities. Such bonds are to be repaid from rental payments by the County. The Authority has pledged its full faith and credit for payment on the general obligation bonds.

The Authority has the following bond issues outstanding:

	<u>Due</u>	<u>Installments</u>	<u>Interest Rate</u>	<u>Amount</u>
2002 Berrien County Building Authority	2015	\$575,000 - \$900,000	3.00% - 4.65%	\$ 4,225,000
2005 Berrien County Building Authority	2020	\$175,000 - \$300,000	3.25% - 4.10%	<u>2,650,000</u>
				<u>\$ 6,875,000</u>

Annual debt service requirements to maturity for general obligation bonds are as follows:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2011	\$ 1,000,000	\$ 285,513	\$ 1,285,513
2012	1,050,000	245,862	1,295,862
2013	1,100,000	203,335	1,303,335
2014	1,125,000	157,364	1,282,364
2015	1,150,000	109,050	1,259,050
2016-2020	<u>1,450,000</u>	<u>179,700</u>	<u>1,629,700</u>
Total	<u>\$ 6,875,000</u>	<u>\$ 1,180,824</u>	<u>\$ 8,055,824</u>

The following is a summary of changes in long-term obligation transactions for the year ended December 31, 2010:

Total debt outstanding - January 1, 2010	\$ 7,850,000
Less principal payments	<u>(975,000)</u>
Total debt outstanding - December 31, 2010	<u>\$ 6,875,000</u>
Due within one year	<u>\$ 1,000,000</u>

BERRIEN COUNTY BUILDING AUTHORITY

Notes To Basic Financial Statements

5. ADJUSTMENTS

Following is an explanation of the adjustments between the governmental funds balance sheet and the government-wide statement of net assets, which reconciles fund balances to net assets:

Fund balances	\$ 40,850
Adjustments:	
Leases receivable are not <i>current financial resources</i> and therefore are deferred in the governmental funds	6,929,321
Bonds payable are not due and payable in the current period and therefore not reported in the governmental funds	(6,875,000)
Accrued interest on bonds payable	<u>(95,171)</u>
Net assets	<u><u>\$ -</u></u>

Following is an explanation of the adjustments between the governmental funds statement of revenues, expenditures and changes in fund balances and the government-wide statement of activities, which reconciles the net change in fund balances to the change in net assets:

Net change in fund balances	\$ (124,209)
Adjustments:	
Amounts received for the payment of certain bond principal and interest are recorded in the funds as revenue. For the statement of activities, a portion of this revenue is eliminated and treated as a reduction of the lease receivable	(961,917)
Repayment of bond and note principal is an expenditure in the funds, but the repayment reduces long-term liabilities for net assets	975,000
Change in accrued interest on bonds payable	(13,292)
Payments for the acquisition/construction of capital facilities are reported as expenditures in the funds, but are treated as an increase of the lease receivable for the government-wide statements	<u>124,418</u>
Change in net assets	<u><u>\$ -</u></u>

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