

**VIRGINIA PUBLIC BUILDING AUTHORITY**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED JUNE 30, 2020**



VIRGINIA PUBLIC BUILDING AUTHORITY  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2020

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## VIRGINIA PUBLIC BUILDING AUTHORITY MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)

This section of the Virginia Public Building Authority's (the Authority) annual financial report presents an analysis of the Authority's financial performance during the fiscal year that ended on June 30, 2020. This information should be considered in conjunction with the information contained in the financial statements.

### **Authority Activities and Highlights**

The Authority is a political subdivision of the Commonwealth of Virginia (the Commonwealth) and was created under the Virginia Public Building Authority Act of 1981, Article 6, Chapter 22, Title 2.2, *Code of Virginia* of 1950, as amended. The Authority is authorized to issue bonds or notes to construct, improve, furnish, maintain, acquire, finance and refinance certain public facilities for the use of the Commonwealth, its agencies and instrumentalities; to finance or refinance capital projects that benefit the Commonwealth and any of its authorities, agencies, instrumentalities or regional or local authorities; and to finance or refinance reimbursements to localities or governmental entities of the Commonwealth's share of the capital costs for certain authorized projects. All projects financed by the Authority must first be authorized/approved by the General Assembly. The Authority serves exclusively as a financing entity with the sole function of issuing and managing debt. Debt service for all bonds issued by the Authority is secured by appropriations from the Commonwealth, as authorized by the General Assembly.

### **Overview of the Financial Statements**

This discussion and analysis is an introduction to the Authority's basic financial statements, which are comprised of two components: 1) combined government-wide and fund financial statements, and 2) notes to the financial statements.

### ***Government-wide Financial Statements***

The Statement of Net Position and the Statement of Activities are two basic financial statements that report information about the Authority as a whole. The data is reported using the accrual basis of accounting, and provides insight as to whether or not the Authority's total financial position has improved as a result of the current year's activities.

The Statement of Net Position presents all of the Authority's assets, deferred outflows of resources, and liabilities, with net position representing the difference between these elements. Over time, increases and decreases in net position measure whether the Authority's financial position is improving or deteriorating.

The Statement of Activities presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying events giving rise to the change occur, regardless of the timing of related cash flows. Therefore, revenues and expenses are reported in these statements for some items that will only result in cash flows in future fiscal periods (e.g. receipt or payments on long-term debt obligations).

Both statements report Governmental Activities backed by appropriations from the Commonwealth, as authorized by the General Assembly.

VIRGINIA PUBLIC BUILDING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)

***Fund Financial Statements***

The fund financial statements provide detailed information about the Authority's major fund. A fund is a fiscal and accounting entity with a self-balancing set of accounts that the Authority uses to keep track of specific sources of funding and spending for a particular purpose.

All of the Authority's activity is reported in Governmental Funds Financial Statements. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, the governmental funds financial statements focus on near-term inflows and outflows of spendable resources. This approach is known as using the flow of current financial resources measurement focus and the modified accrual basis of accounting. These statements provide a detailed short-term view of the Authority's finances that assists in determining whether there will be adequate financial resources available to meet the current needs of the Authority.

Because the focus of governmental funds financial statements is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between the governmental funds and the governmental activities. These reconciliations are presented in the adjustment column in each of the financial statements.

***Notes to the Financial Statements***

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and the fund financial statements.

**Government-wide Financial Analysis of the Authority**

The primary purpose of the Authority is to provide a vehicle for financing public facilities for the use of the Commonwealth and its agencies and instrumentalities, and to finance reimbursements of the Commonwealth's share of local or regional jails and juvenile detention facilities costs. The Department of the Treasury provides staff support for the Authority. Consequently, the only operating costs are those attributable to its financing programs, which are paid primarily from bond proceeds.

VIRGINIA PUBLIC BUILDING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)

Condensed Statement of Net Position  
(in millions)

	<u>2020</u>	<u>2019</u>
Current assets	\$ 282	\$ 348
Deferred Outflows of Resources	<u>33</u>	<u>35</u>
Current liabilities	357	303
Noncurrent liabilities	<u>2,824</u>	<u>2,673</u>
Total liabilities	<u>3,181</u>	<u>2,976</u>
Net position (deficit)	<u>\$ (2,866)</u>	<u>\$ (2,593)</u>

The Authority's net position decreased by 10.5% or \$273 million in fiscal year 2020 compared to fiscal year 2019. The decrease is due to several factors. Available cash decreased by \$64 million (as a result of project disbursements in excess of bond proceeds on new issuances). Receivables from interest on bond proceeds decreased by \$1 million (due to a decrease in cash balances) and receivables from the Federal Government decreased by \$1 million (due to a decrease in interest subsidy accrual on refunded Build America Bonds Series 2010A-2). Deferred outflows of resources decreased by \$2 million (as a result of current year amortization of the charge on refunding). The amounts due to agencies and localities increased by \$41 million (as a result of normal fluctuations in project activity). Outstanding bonds payable increased by \$106 million (due to new bond issuances). Outstanding bond premiums increased by \$59 million (due to premium on new bond issuances net of current year premium amortization). This activity is offset by a decrease in bond interest payable by \$1 million (as a result of the underlying structure of the outstanding bonds).

Net position consistently maintains a deficit balance because the Authority includes the bonds payable liability in its financial statements without including the future appropriations expected from the Commonwealth. Future appropriations are not considered available and do not constitute a legally binding commitment and are therefore not eligible to be included in the financial statements. The General Assembly has never failed to appropriate funds to the Authority for payment of debt service on the Authority's bonds.

VIRGINIA PUBLIC BUILDING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)

Condensed Statement of Activities  
(in millions)

Revenues:	2020	2019
Appropriation from the Commonwealth	\$ 268	\$ 254
Other revenue	10	11
Total revenues	<u>278</u>	<u>265</u>
Expenses:		
Interest on long-term debt	90	85
Disbursements for state and local projects	461	283
Total expenses	<u>551</u>	<u>368</u>
Changes in net position	(273)	(103)
Net position (deficit), July 1	<u>(2,593)</u>	<u>(2,490)</u>
Net position (deficit), June 30	<u><u>\$ (2,866)</u></u>	<u><u>\$ (2,593)</u></u>

The Authority's revenues increased by 4.9% or \$13 million compared to last year while expenses increased by 49.7% or \$183 million. The increase in revenues is due to a \$14 million increase in the appropriation receipt from the Commonwealth (as a result of a larger debt service requirement for the year). This activity is offset by a decrease in interest on Build America Bonds of \$1 million (due to the refunding of Series 2020A-2). The increase in expenses is attributable to increases in distributions for state construction projects of \$171 million and reimbursements made to localities for various regional jail projects of \$7 million. There was also an increase in interest on long term debt of \$5 million. The fluctuations in revenues and expenses are expected due to the nature of the Authority's operations.

### Financial Analysis of the Authority's Funds

In the Special Revenue Fund, total assets decreased by \$65 million, or 18.8%, in fiscal year 2020. This is primarily attributable to current period receipts, comprised of new bond issuances of \$351 million combined with interest on investments of \$4 million, offset by disbursements to state agencies and localities of \$419 million and for bond issuance fees of \$1 million. Liabilities increased by \$41 million, or 60.8%, due to an increase in payables to state agencies and localities of \$41 million. These liabilities generally fluctuate with construction schedules and reimbursement requests.

VIRGINIA PUBLIC BUILDING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)

**Debt Administration**

As a financing entity, the sole business of the Authority is debt administration. The Authority issues bonds to finance capital projects approved by the General Assembly of the Commonwealth of Virginia. All bonds are secured by amounts to be appropriated by the General Assembly.

The following is a summary of changes in long-term debt of the Authority at June 30, 2020:

Payable at July 1, 2019	\$ 2,863,660,476
Bonds issued	509,245,000
Bonds redeemed	(164,670,000)
Bonds defeased	(238,840,000)
Premium on bonds sold	86,170,704
Annual amortization of premium on bonds sold	<u>(27,367,948)</u>
Payable at June 30, 2020	<u><u>\$ 3,028,198,232</u></u>

The Authority's outstanding bonds are rated as follows:

Moody's Investors Service (Moody's)	Aa1
S&P Global Ratings (S&P)	AA+
Fitch Ratings, Inc. (Fitch)	AA+

Since the Authority's bonds are backed by state appropriations, the bond ratings are a direct reflection of the Commonwealth's triple-A rating from each of the three rating agencies.

**Future Impact to Financial Position**

The Authority currently does not have any plans to issue bonds in the immediate future.

**VIRGINIA PUBLIC BUILDING AUTHORITY**  
**STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET**  
As of June 30, 2020

	<u>Special Revenue Fund</u>	<u>Adjustments (Note 1D)</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>			
Current assets:			
Cash and cash equivalents (Note 2A)	\$ 279,953,964	\$ -	\$ 279,953,964
Due from the Federal Government (Note 2G)	-	1,973,625	1,973,625
Interest receivable	128,100	-	128,100
Total assets	<u>\$ 280,082,064</u>	<u>1,973,625</u>	<u>282,055,689</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred charge on refunding (Note 2C)		32,857,271	32,857,271
Total deferred outflows of resources		<u>32,857,271</u>	<u>32,857,271</u>
<b>LIABILITIES</b>			
Current liabilities:			
Bond interest payable	\$ -	45,291,035	45,291,035
Due to state agencies	101,379,566	-	101,379,566
Due to localities	6,201,696	-	6,201,696
Bonds payable (Note 2B)	-	173,205,000	173,205,000
Premium on bonds sold (Note 2B)	-	31,217,583	31,217,583
Total current liabilities	<u>107,581,262</u>	<u>249,713,618</u>	<u>357,294,880</u>
Noncurrent liabilities:			
Bonds payable (Note 2B)	-	2,530,340,000	2,530,340,000
Premium on bonds sold (Note 2B)	-	293,435,649	293,435,649
Total noncurrent liabilities	<u>-</u>	<u>2,823,775,649</u>	<u>2,823,775,649</u>
Total liabilities	<u>107,581,262</u>	<u>3,073,489,267</u>	<u>3,181,070,529</u>
<b>FUND BALANCE/NET POSITION:</b>			
Fund balance:			
Restricted for construction projects	172,274,945	(172,274,945)	-
Restricted for debt service	225,857	(225,857)	-
Total fund balance (Note 2E)	<u>172,500,802</u>	<u>(172,500,802)</u>	<u>-</u>
Total liabilities and fund balance	<u>\$ 280,082,064</u>		
Net position (deficit):			
Unrestricted		(2,866,157,569)	(2,866,157,569)
Total net position (deficit) (Note 2F)		<u>\$ (2,866,157,569)</u>	<u>\$ (2,866,157,569)</u>

*The accompanying notes are an integral part of the financial statements.*



**VIRGINIA PUBLIC BUILDING AUTHORITY**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS REVENUES,**  
**EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**For the Fiscal Year Ended June 30, 2020**

	Special Revenue Fund	Adjustments (Note 1D)	Statement of Activities
REVENUES:			
Interest on investments	\$ 3,964,497	\$ -	\$ 3,964,497
Interest on Build America Bonds	6,679,547	(887,634)	5,791,913
Appropriations from the Commonwealth	268,378,926	-	268,378,926
	<u>279,022,970</u>	<u>(887,634)</u>	<u>278,135,336</u>
Total revenues			
EXPENDITURES/EXPENSES:			
Current:			
Legal and financial services	145,975	-	145,975
Printing and electronic distributions	6,943	-	6,943
Disbursements to state agencies	451,295,110	-	451,295,110
Disbursements to localities	8,370,440	-	8,370,440
Underwriter's discount	1,084,550	-	1,084,550
Bond rating fees	236,168	-	236,168
Debt service:			
Principal retirement	164,670,000	(164,670,000)	-
Interest and fiscal charges	110,417,613	(20,240,309)	90,177,304
	<u>736,226,799</u>	<u>(184,910,309)</u>	<u>551,316,490</u>
Total expenditures/expenses			
Deficiency of revenues under expenditures	(457,203,829)	-	-
Other financing sources (uses):			
Payments to refunded bond escrow agent	(193,718,875)	193,718,875	-
Payment of refunded bonds	(50,000,000)	50,000,000	-
Debt issuance	509,245,000	(509,245,000)	-
Bond premium	86,170,704	(86,170,704)	-
Total other financing sources (uses)	<u>351,696,829</u>	<u>(351,696,829)</u>	<u>-</u>
Deficiency of revenues and other financing sources under expenditures and other financing uses	(105,507,000)	105,507,000	-
Change in net position	-	(273,181,154)	(273,181,154)
Fund balance/Net position (deficit), July 1, 2019	<u>278,007,802</u>	<u>(2,870,984,217)</u>	<u>(2,592,976,415)</u>
Fund balance/Net position (deficit), June 30, 2020 (Note 2E and Note 2F)	<u>\$ 172,500,802</u>	<u>\$ (3,038,658,371)</u>	<u>\$ (2,866,157,569)</u>

*The accompanying notes are an integral part of the financial statements.*

VIRGINIA PUBLIC BUILDING AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Reporting Entity**

The Authority was created in 1981 by §2.2-2260 et seq., of the *Code of Virginia*, and is authorized to issue bonds or notes to construct, improve, furnish, maintain, acquire, finance and refinance certain public facilities for the use of the Commonwealth, its agencies and instrumentalities; to finance or refinance capital projects that benefit the Commonwealth and any of its authorities, agencies, instrumentalities or regional or local authorities; and to finance or refinance reimbursements to localities or governmental entities of the Commonwealth's share of the capital costs for certain authorized projects. The Authority is authorized to undertake a project only upon approval of the General Assembly of the Commonwealth.

In 1997 the Authority created the 1997 Master Indenture of Trust (the 1997 Indenture). The 1997 Indenture utilizes a single payment agreement to provide for debt service payments. Debt service payments are subject to General Assembly appropriation. In addition, the 1997 Indenture provides for the issuance of commercial paper bond anticipation notes. All bonds currently outstanding have been issued under the 1997 Indenture and no obligations issued under the Authority's previous 1988 Indenture remain outstanding.

A separate report is prepared for the Commonwealth of Virginia, which includes all agencies, boards, commissions, and authorities over which the Commonwealth exercises or has the ability to exercise oversight authority. The Authority is a component unit of the Commonwealth of Virginia and is included in the basic financial statements of the Commonwealth.

The accounting and reporting policies of the Authority conform to generally accepted accounting principles (GAAP) applicable to governmental units as prescribed by the Governmental Accounting Standards Board (GASB), the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the Authority's more significant policies.

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NOTES TO THE FINANCIAL STATEMENTS

**B. Measurement Focus and Basis of Accounting**

The accompanying financial statements are presented using the accounting principles generally accepted in the United States of America as prescribed by the GASB. The accompanying government-wide financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when they are earned and expenditures are recognized when the related liability is incurred, regardless of the timing of related cash flows. For financial reporting purposes, the Authority defines payables as those items which have been identified by the submitting agencies as payable at June 30 and which have been presented to the Authority for payment by the annually established submission date.

The accompanying governmental funds financial statements are presented using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when they become measurable and available to fund current operations. Expenditures are recognized when the related fund liability is incurred, except for principal and interest on long-term debt which is recognized when due.

The Authority uses the cash basis of accounting during the year and reports on the accrual and modified accrual basis for financial statement purposes at the end of the fiscal year.

**C. Fund Accounting**

The Special Revenue Fund accounts for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The Special Revenue Fund consists of bond proceeds, bond funds, and issuance expense funds. The fund was established in accordance with the provisions of the Trust Agreement entered into with the trustee for each bond indenture.

**D. Adjustments**

The adjustments column primarily represents the recording of bonds payable-related assets and liabilities on the Statement of Net Position and the effect of these transactions on the Statement of Activities. Governmental fund statements do not reflect bonds payable and related activity, but do reflect debt service payments that were made during the current period. The non-current portion of bonds payable includes those payments that are not due and payable in the current period.

**E. Bond Issuance Costs, Premiums, and Discounts**

Costs associated with issuing debt are expensed in the year incurred. The original issue premium or discount, for each bond issuance, is also recorded in the year incurred unless it exceeds 1% of the par amount of the bonds issued. In that case,

VIRGINIA PUBLIC BUILDING AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS

the original issue premium or discount is deferred and amortized, on a straight-line basis, over the life of the outstanding debt.

**F. Budget to Actual Statement**

Due to the nature of activity accounted for by the Authority, a budget is not prepared. Therefore, a Statement of Revenues, Expenditures, and Changes in Balances - Budget to Actual is not included in the financial statements.

**2. DETAILED NOTES ON ALL FUNDS**

**A. Cash and Cash Equivalents**

Cash and cash equivalents of \$279,953,964 are held by The Bank of New York Mellon, as trustee under the 1997 Indenture. Cash is defined as demand deposits, time deposits and certificates of deposit in accordance with §2.2-4401 of the *Code of Virginia*. Cash equivalents represent deposits and short-term investments with original maturities of less than three months.

In accordance with the Trust Subsidiary Act, §6.2-1057 of the *Code of Virginia*, cash held by the trustee while awaiting investment or distribution is not used by an affiliate bank of the trustee in the conduct of its business unless the affiliate bank delivers securities to the trust department as collateral that is at least equal to the market value of the trust funds held on deposit in excess of amounts insured by federal deposit insurance.

The 1997 Indenture authorizes the trustee, on behalf of the Authority, to invest in legal investments for public sinking funds and other public funds as outlined in §2.2-4500 and §2.2-4501 of the *Code of Virginia* which include repurchase agreements, certificates of deposit, commercial paper, bankers' acceptances, United States Government and agency securities, and money market funds.

Custodial credit risk for cash and cash equivalents is the risk that, in the event of a failure of the counterparty, the Authority will not be able to recover the value of the cash and cash equivalents or collateral securities that are in the possession of an outside party. The Trustee complies with the Trust Subsidiary Act, §6.2-1057 of the *Code of Virginia* with regard to the Authority's assets. The Authority's investments at June 30, 2020 were held in the Authority's name by the Authority's custodial banks; therefore, the Authority has no custodial credit risk.

VIRGINIA PUBLIC BUILDING AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS

Details of the Authority's cash and cash equivalents are presented below.

As of June 30, 2020

Cash and cash equivalents:

State Non-Arbitrage Program <sup>(1)</sup>	\$ 163,428,746
Local Government Investment Pool <sup>(2)</sup>	116,525,218
	<u>\$ 279,953,964</u>

<sup>(1)</sup> The Virginia State Non-Arbitrage Program® (SNAP®) offers a professionally-managed money market mutual fund, which provides issuers with a temporary pooled investment vehicle for proceeds pending expenditure, and with record keeping, depository and arbitrage rebate calculation services. SNAP® is in compliance with all of the standards of GASB Statement No. 79 and elects to report its investments for financial reporting at amortized cost. Participants in SNAP® should also report their investments in SNAP® at amortized cost. SNAP® is rated 'AAAm' by S&P's rating service.

<sup>(2)</sup> The Local Government Investment Pool (LGIP) enables governmental entities to maximize their return on investments by providing for a State administered fund where monies can be commingled for investment purposes in order to realize the economies of large-scale investing and professional funds management. The LGIP is managed in accordance with the requirements of Governmental Accounting Standards Board (GASB) Statement No. 79. The LGIP is in compliance with all of the standards of GASB Statement No. 79 and elects to report its investments for financial reporting at amortized cost. Participants in the LGIP should also report their investments in the LGIP at amortized cost. The LGIP is rated AAAm by S&P's rating service.

**B. Long-Term Debt**

Changes in Long-Term Debt - The following is a summary of changes in long-term debt of the Authority for the year ended June 30, 2020.

Payable at July 1, 2019	\$ 2,863,660,476
Bonds issued	509,245,000
Bonds redeemed	(164,670,000)
Bonds defeased	(238,840,000)
Premium on bonds sold	86,170,704
Annual amortization of premium on bonds sold	(27,367,948)
Payable at June 30, 2020	<u>\$ 3,028,198,232</u>

VIRGINIA PUBLIC BUILDING AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS

Annual Requirements to Amortize Long-Term Debt:

<u>Year Ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 173,205,000	\$ 111,830,457	\$ 285,035,457
2022	178,955,000	108,717,235	287,672,235
2023	182,120,000	100,216,219	282,336,219
2024	188,545,000	91,459,758	280,004,758
2025	197,630,000	82,260,698	279,890,698
2026-2030	865,190,000	282,480,027	1,147,670,027
2031-2035	574,070,000	121,533,956	695,603,956
2036-2040	321,900,000	30,935,716	352,835,716
2041-2045	21,930,000	414,918	22,344,918
Add: unamortized premium	324,653,232		324,653,232
Total	<u>\$ 3,028,198,232</u>	<u>\$ 929,848,984</u>	<u>\$ 3,958,047,216</u>

**C. Defeasance of Debt**

From time to time, when interest rates indicate that it would be favorable to do so, the Authority has issued refunding bonds to defease outstanding bonds. The Authority placed the proceeds of the new bonds in irrevocable trusts with escrow agents to provide for all future debt service on the defeased bonds. Accordingly, the trust account assets and the liability for the defeased bonds are not included on the Authority's financial statements.

In accordance with Governmental Accounting Standards Board (GASB) Statement 23, "Accounting and Financial Reporting for Refundings of Debt Reported by Proprietary Activities," as amended by GASB Statement No. 65, "Items Previously Reported as Assets and Liabilities," the difference between the reacquisition price and the net carrying amount of the bonds defeased with refunding debt is reported as a deferred outflow of resources or a deferred inflow of resources and recognized as a component of Interest and Fiscal Charges over the shorter of the remaining life of the refunded debt or the life of the new debt.

The Authority issued one series of refunding bonds in fiscal year 2020. The schedule following reflects this refunding activity during the year.

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NOTES TO THE FINANCIAL STATEMENTS

Refunding Bonds Issued During Fiscal Year 2020

Refunding Issue	Refunded Issue	Maturities Defeased	Amount Defeased
2020B	2005D	2022-2025	\$ 50,000,000
2020B	2009D	2020-2021	4,990,000
2020B	2010A-2	2021-2030	183,850,000
		Total Defeased, FY 2020	<u>\$ 238,840,000</u>

The issuance of the Authority's Series 2020B Public Facilities Revenue Refunding Bonds refunded three series of the Authority's bonds as reflected in the above schedule. This defeasance resulted in an accounting loss of \$2,715,241. Total debt service payments over the next 12 years will be reduced by \$23,941,553 resulting in a present value savings of \$21,881,374 discounted at the rate of 1.6765 percent.

At June 30, 2020, \$408,450,000 of bonds outstanding are considered defeased for financial reporting purposes.

**D. Arbitrage Rebate**

The Tax Reform Act of 1986 requires that governmental entities issuing tax-exempt debt subsequent to August 1986 calculate and rebate arbitrage earnings to the federal government. The U.S. Treasury has issued regulations on calculating the rebate amount and complying with the provisions of the Tax Reform Act of 1986. The Authority must comply with the rebate regulations in order for the Authority's bonds to maintain a tax-exempt status. The regulations require the excess of the aggregate amount earned on investments purchased with bond proceeds over the amount that would have been earned if the investments were invested at a rate equal to the bond yield to be rebated to the federal government.

Income earned on excess earnings is also subject to rebate. Rebate payments, if required, are due at least every five years over the life of the bonds. Some bonds of the Authority may be exempt from the rebate regulations if they meet statutory exceptions per the rebate requirements. The Authority may also elect, on or before the date of the bond issue, to pay a penalty in lieu of rebate if it does not meet certain expenditure tests. The Authority would retain any arbitrage earnings. The Authority, to date, has not elected penalty in lieu of rebate.

Rebate and penalty payments are calculated and paid by the Authority as required by law on bond issues that fall under the regulations and do not qualify for exceptions. As of their 5-year installment computation date, the 2014A, 2014C, 2015A and 2015B bonds had no arbitrage rebate liabilities due. In addition, as of their 10-year installment computation date, the 2010A-2 bonds had no arbitrage rebate liabilities due. In fiscal year 2020, no bonds were subject to a 15-year

VIRGINIA PUBLIC BUILDING AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS

installment computation. Therefore, no payments were made to the Internal Revenue Service.

**E. Fund Balance**

Generally accepted accounting principles direct that governmental funds recognize expenditures when the related liability is incurred while revenues are recognized when they become available. Due to the timing of the Authority's bond issuance, available resources at the close of the current year recognized by the Authority exceeded the expenditures recognized by the Authority at the close of the current period resulting in a surplus balance of \$172,500,802.

**F. Deficit Net Position**

Authority bonds are secured by General Assembly appropriations. Because future appropriations do not constitute a legally binding commitment and do not meet the criteria for recognition under the accrual basis of accounting, the Authority ended the year with a net position deficit of \$2,866,157,569. The General Assembly has never failed to appropriate funds to the Authority for payment of debt service on the Authority's bonds.

**G. Due from the Federal Government**

The American Recovery and Reinvestment Act of 2009 permitted the Authority to issue federally taxable bonds known as "Build America Bonds" to finance capital expenditures. Under the Build America Bonds program, instead of issuing federally tax-exempt bonds, the Authority could issue federally taxable Build America Bonds and elect to receive a subsidy payment from the federal government equal to 35% of each interest payment due semiannually on such taxable bonds. The Authority has issued two such series of bonds, beginning in fiscal year 2010 (Series 2010A-2 Bonds and Series 2010B-2 Bonds). The Series 2010A-2 Bonds were refunded on April 23, 2020. The Authority is accruing a receivable from the federal government for the subsidy payments which will be due on August 1, 2020. As a result of the Federal Sequestration, the August 1, 2020 payment is expected to be reduced by 5.9% and the corresponding accrual was adjusted to reflect this reduction. It should be noted that the subsidy payments have not been pledged to the payment of the Build America Bonds, and the subsidy payments are not full faith and credit obligations of the United States. As such, future debt service payments have been reflected in these financial statements at their gross amounts, without consideration of possible future subsidy payments.

**H. Subsequent Events**

The Authority currently does not have any plans to issue bonds in the immediate future.



VIRGINIA PUBLIC BUILDING AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS

**I. Risk Management**

The Authority is exposed to various risks of loss related to torts; theft or, damage to, and destruction of assets; errors and omissions; non-performance of duty; injuries to employees; and natural disasters. The Department of the Treasury participates in insurance plans maintained by the Commonwealth of Virginia on behalf of the Authority. The risk management insurance plans are administered by the Department of Treasury, Division of Risk Management. Risk management insurance includes property, general liability, medical malpractice, faithful performance of duty bond, automobile, and air and watercraft plans. The Department of Treasury pays premiums to this Department for its insurance coverage. Information relating to the Commonwealth's insurance plans is available at the statewide level in the Commonwealth of Virginia's Comprehensive Annual Financial Report.

VIRGINIA PUBLIC BUILDING AUTHORITY  
SUPPLEMENTARY INFORMATION  
DETAIL OF LONG-TERM INDEBTEDNESS  
AS OF JUNE 30, 2020  
(Dollars in Thousands)

Detail of Long-Term Indebtedness by Series

	Dated Date	True Interest Cost ("TIC")	Amount Issued	Outstanding July 1, 2019	Issued (Retired) During Year	Outstanding June 30, 2020	Original Maturity
Series 2005D	12/07/05	Variable	\$ 50,000	\$ 50,000	\$ (50,000)	\$ -	08/01/25
Series 2009A (Taxable)	04/22/09	5.61%	40,995	12,885	(4,045)	8,840	08/01/21
Series 2009B	06/03/09	3.66%	265,000	16,380	(16,380)	-	08/01/29
Series 2009C (Taxable)	06/03/09	4.70%	10,000	3,020	(955)	2,065	08/01/21
Series 2009D Refunding	06/03/09	2.81%	42,745	10,840	(10,840)	-	08/01/21
Series 2010A-2 (Taxable)	02/24/10	3.36%	256,710	213,900	(198,655)	15,245	08/01/30
Series 2010B-2 (Taxable)	11/23/10	3.40%	195,310	191,285	(13,695)	177,590	08/01/30
Series 2010B-3 Refunding	11/23/10	2.82%	50,780	39,850	(9,065)	30,785	08/01/22
Series 2011A	10/19/11	3.49%	280,000	37,725	(11,950)	25,775	08/01/31
Series 2011B (Taxable)	10/19/11	3.59%	18,500	13,270	(830)	12,440	08/01/31
Series 2012A Refunding	02/23/12	1.74%	72,415	48,930	(4,365)	44,565	08/01/24
Series 2013A	02/21/13	2.70%	143,400	86,345	(5,670)	80,675	08/01/33
Series 2013B Refunding	02/21/13	1.74%	72,370	72,370	(14,050)	58,320	08/01/23
Series 2014A	09/17/14	2.93%	132,875	100,865	(4,965)	95,900	08/01/34
Series 2014B (Taxable)	09/17/14	3.22%	29,735	24,890	(1,250)	23,640	08/01/34
Series 2014C Refunding	09/17/14	2.14%	298,390	186,540	(17,920)	168,620	08/01/27
Series 2015A	06/09/15	3.28%	232,980	210,450	(8,290)	202,160	08/01/35
Series 2015B Refunding	06/09/15	2.45%	134,730	95,925	(12,495)	83,430	08/01/28
Series 2016A	10/05/16	2.52%	206,420	193,090	(7,180)	185,910	08/01/36
Series 2016B Refunding	10/05/16	1.85%	178,955	177,880	-	177,880	08/01/29
Series 2016C (AMT)	10/05/16	2.89%	147,420	138,375	(4,860)	133,515	08/01/36
Series 2016D (Taxable)	10/05/16	2.81%	13,830	12,715	(565)	12,150	08/01/36
Series 2017A Refunding	12/14/17	2.48%	145,325	145,325	-	145,325	08/01/31
Series 2018A	05/08/18	3.16%	160,605	160,605	(4,890)	155,715	08/01/38
Series 2018B (Taxable)	05/08/18	3.63%	17,400	17,400	(595)	16,805	08/01/38
Series 2019A	04/02/19	2.92%	178,105	178,105	-	178,105	08/01/39
Series 2019B (AMT)	04/02/19	3.10%	133,805	133,805	-	133,805	08/01/39
Series 2019C (Taxable)	04/02/19	2.60%	25,040	25,040	-	25,040	08/01/24
Series 2020A	04/23/20	2.49%	204,180	-	204,180	204,180	08/01/40
Series 2020B Refunding	04/23/20	1.39%	204,770	-	204,770	204,770	08/01/30
Series 2020C (Taxable)	04/23/20	2.92%	100,295	-	100,295	100,295	08/01/40
Total			<u>\$ 4,043,085</u>	<u>\$ 2,597,810</u>	<u>\$ 105,735</u>	<u>\$ 2,703,545</u>	



Staci A. Henshaw, CPA  
Auditor of Public Accounts

# Commonwealth of Virginia

*Auditor of Public Accounts*

P.O. Box 1295  
Richmond, Virginia 23218

December 15, 2020

The Honorable Ralph S. Northam  
Governor of Virginia

The Honorable Kenneth R. Plum  
Chairman, Joint Legislative Audit  
and Review Commission

Board of Directors  
Virginia Public Building Authority

## INDEPENDENT AUDITOR'S REPORT

### **Report on Financial Statements**

We have audited the accompanying financial statements of the governmental activities and major special revenue fund of the **Virginia Public Building Authority** (Authority), a component unit of the Commonwealth of Virginia, as of and for the year ended June 30, 2020, 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*

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 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.

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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 financial statement presentation.

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

#### *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 major special revenue fund of the Virginia Public Building Authority as of June 30, 2020, and the respective changes in its financial position for the year 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 the Management's Discussion and Analysis on pages 1 through 5 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 the 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.

#### Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying supplementary

information, such as the Detail of Long-Term Indebtedness, is presented for the purpose of additional analysis and is not a required part of the basic financial statements.

The Detail of Long-Term Indebtedness 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 statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Detail of Long-Term Indebtedness is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

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

In accordance with Government Auditing Standards, we have also issued our report dated December 15, 2020, 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 the effectiveness of 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.

Staci A. Henshaw  
AUDITOR OF PUBLIC ACCOUNTS

SAH/vks

VIRGINIA PUBLIC BUILDING AUTHORITY  
Richmond, Virginia

BOARD MEMBERS

As of June 30, 2020

Suzanne S. Long, Chairman

Carolyn L. Bishop, Vice Chairman

John A. Mahone

Ann H. Shawver

Sarah B. Williams

EX OFFICIO

Manju S. Ganeriwala, Secretary/Treasurer, State Treasurer

David A. Von Moll, State Comptroller