

**VIRGINIA PUBLIC BUILDING AUTHORITY**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDING JUNE 30, 2005**



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**VIRGINIA PUBLIC BUILDING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)  
AS OF JUNE 30, 2005**

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, 2005. This information should be considered in conjunction with the information contained in the financial statements.

**Authority Activities and Highlights**

Upon approval of the General Assembly of the Commonwealth, the Authority is authorized to issue bonds or notes to construct, improve, furnish, maintain, acquire, finance, or refinance certain public facilities for the use of the Commonwealth and its agencies and instrumentalities, and to finance or refinance reimbursements to localities or regional jail authorities for the Commonwealth's share of the costs of certain jail and juvenile detention projects. 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. During the past fiscal year, the Authority had several different bond issuances to meet its purposes. The purpose of each bond deal is described below:

The Authority issued \$207 million in Public Facilities Revenue Bonds, Series 2004B, to finance construction of certain public facilities.

The Authority issued \$39 million and \$47 million in Public Facilities Revenue Refunding Bonds, Series 2004C and 2005A, respectively, during the fiscal year ended June 30, 2005. The issuance of the bonds resulted in the prepayment of certain lease obligations secured and payable by the Commonwealth of Virginia.

The Authority also issued \$136 million and \$106 million in Public Facilities Revenue Refunding Bonds, Series 2004D and 2005B respectively during the fiscal year ended June 30, 2005. The issuance of the refunding bonds resulted in a decrease of future debt service payments of \$14,290,783.

**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 Assets 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 Assets presents all of the Authority's assets and liabilities, with the difference between the two reported as "net assets."

| Statement of Net Assets<br>(in millions) |            |          |
|------------------------------------------|------------|----------|
|                                          | 2005       | 2004     |
| Current assets                           | \$ 87      | \$ 10    |
| Current liabilities                      | 115        | 58       |
| Noncurrent liabilities                   | 1,067      | 832      |
| Total liabilities                        | 1,182      | 890      |
| Net assets                               | \$ (1,095) | \$ (880) |

The Authority's net assets decreased by 24% or \$215 million in 2005. The decrease is due to the issuance of new bonds during the year. Net assets maintain a deficit balance because the Authority includes the bonds payable liability in its financial statements without including the future appropriation expected from the Commonwealth because future appropriations are not considered available and do not constitute a legally binding commitment.

The Statement of Activities presents information showing how the Authority's net assets changed during the most recent fiscal year. All changes in net assets 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).

| Changes in Net Assets<br>(in millions)     |            |          |
|--------------------------------------------|------------|----------|
|                                            | 2005       | 2004     |
| Revenues:                                  |            |          |
| Appropriations from the Commonwealth       | \$ 100     | \$ 115   |
| Other Revenue                              | 9          | 1        |
| Total Revenues                             | 109        | 116      |
| Expenses:                                  |            |          |
| Interest on long-term debt                 | 67         | 53       |
| Disbursements for state and local projects | 257        | 53       |
| Total Expenses                             | 324        | 106      |
| Extraordinary Item                         | -          | 2        |
| Change in net assets                       | (215)      | 12       |
| Net assets July 1                          | (880)      | (892)    |
| Net assets June 30                         | \$ (1,095) | \$ (880) |

The Authority's revenues decreased by 6% or \$7 million compared to last year while expenses increased by 206% or \$218 million. The decrease in revenue is largely due to the reduction in debt service requirements for the year, which resulted in decreased appropriations from the Commonwealth. This decrease was offset somewhat by an increase in interest earnings on the proceeds of the revenue bonds issued and the recordation of the proceeds from the sale of an asset to the City of Richmond. The increase in expenses is mostly attributable to an increase in distributions for construction projects and reimbursements made to localities for various regional jail projects. In the current year, \$163 million was disbursed for construction and regional jails compared to only \$53 million in the prior year. In addition, \$92 million in bonds issued to refinance lease agreements between the Commonwealth and various other entities were disbursed during the year. The fluctuations in revenues and expenses are expected due to the nature of the Authority's operations.

Both statements report Governmental Activities backed by appropriations from the Commonwealth.

### ***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 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.

## **Purpose 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.

## **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, 2005:

|                                                            |                         |
|------------------------------------------------------------|-------------------------|
| Bonds payable at July 1, 2004                              | \$ 869,265,693          |
| Bonds issued                                               | 535,765,000             |
| Bonds defeased                                             | (246,545,000)           |
| Bonds retired                                              | (61,025,000)            |
| Amortized discount for fiscal year 2005                    | 4,547,174               |
| Amortized deferral on debt defeasance for fiscal year 2005 | (12,534,854)            |
| Bonds payable at June 30, 2005                             | <u>\$ 1,089,473,013</u> |

The Authority's outstanding bonds are rated as follows:

|                                          |     |
|------------------------------------------|-----|
| Moody's Investors Service (Moody's)      | Aa1 |
| Standard and Poor's Rating Service (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 anticipates issuing approximately \$225 million in bonds this fall. The issues will consist of a standard financing of approximately \$175 million to be sold in November 2005, and \$50 million in variable rate bonds to be sold in December 2005.

## **Financial Statements**

VIRGINIA PUBLIC BUILDING AUTHORITY  
STATEMENT OF NET ASSETS AND GOVERNMENTAL FUNDS BALANCE SHEET  
As of June 30, 2005

|                                                    | Special Revenue<br>Fund | Adjustments<br>(Note 1D) | Statement of Net<br>Assets |
|----------------------------------------------------|-------------------------|--------------------------|----------------------------|
| ASSETS                                             |                         |                          |                            |
| Current assets:                                    |                         |                          |                            |
| Cash and cash equivalents (Note 2A)                | \$ 87,051,808           | \$ -                     | \$ 87,051,808              |
| Interest receivable                                | 233,134                 | -                        | 233,134                    |
|                                                    | <hr/>                   | <hr/>                    | <hr/>                      |
| Total assets                                       | \$ 87,284,942           | -                        | 87,284,942                 |
|                                                    | <hr/>                   | <hr/>                    | <hr/>                      |
| LIABILITIES                                        |                         |                          |                            |
| Current liabilities:                               |                         |                          |                            |
| Bond interest payable                              | \$ -                    | 17,944,770               | 17,944,770                 |
| Due to state institutions                          | 21,742,192              | -                        | 21,742,192                 |
| Retainage payable                                  | 84,052                  | -                        | 84,052                     |
| Accrued interest sold                              | 505,033                 | -                        | 505,033                    |
| Bonds payable (net of deferrals) (Notes 2B and 2C) | -                       | 70,833,234               | 70,833,234                 |
| Premium on bonds sold                              | -                       | 3,938,084                | 3,938,084                  |
| Total current liabilities                          | <hr/> 22,331,277        | <hr/> 92,716,088         | <hr/> 115,047,365          |
|                                                    | <hr/>                   | <hr/>                    | <hr/>                      |
| Noncurrent liabilities:                            |                         |                          |                            |
| Bonds payable (net of deferrals) (Note 2B and 2C)  | -                       | 1,018,639,779            | 1,018,639,779              |
| Premium on bonds sold                              | <hr/>                   | 48,658,411               | 48,658,411                 |
| Total noncurrent liabilities                       | <hr/> -                 | <hr/> 1,067,298,190      | <hr/> 1,067,298,190        |
|                                                    | <hr/>                   | <hr/>                    | <hr/>                      |
| Total liabilities                                  | <hr/> 22,331,277        | <hr/> 1,160,014,278      | <hr/> 1,182,345,555        |
|                                                    | <hr/>                   | <hr/>                    | <hr/>                      |
| FUND BALANCE/NET ASSETS:                           |                         |                          |                            |
| Fund balance:                                      |                         |                          |                            |
| Reserved                                           | <hr/> 64,953,665        | <hr/> (64,953,665)       | <hr/> -                    |
|                                                    | <hr/>                   | <hr/>                    | <hr/>                      |
| Total liabilities and fund balance                 | <hr/> \$ 87,284,942     |                          |                            |
|                                                    | <hr/>                   |                          |                            |
| Net assets:                                        |                         |                          |                            |
| Restricted for capital projects                    |                         | 64,898,712               | 64,898,712                 |
| Unrestricted                                       |                         | <hr/> (1,159,959,325)    | <hr/> (1,159,959,325)      |
| Total net assets (Note 2E)                         |                         | <hr/> \$ (1,095,060,613) | <hr/> \$ (1,095,060,613)   |
|                                                    |                         | <hr/>                    | <hr/>                      |

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, 2005

|                                                                                           | Special Revenue<br>Fund | Adjustments<br>(Note 1D)  | Statement of<br>Activities |
|-------------------------------------------------------------------------------------------|-------------------------|---------------------------|----------------------------|
| REVENUES:                                                                                 |                         |                           |                            |
| Interest on investments                                                                   | \$ 3,079,555            | \$ -                      | \$ 3,079,555               |
| Appropriations from the Commonwealth                                                      | 100,437,845             | -                         | 100,437,845                |
| Sale of asset                                                                             | -                       | 2,665,000                 | 2,665,000                  |
| Original issue premium                                                                    | -                       | 2,812,370                 | 2,812,370                  |
|                                                                                           |                         |                           |                            |
| Total revenues                                                                            | <u>103,517,400</u>      | <u>5,477,370</u>          | <u>108,994,770</u>         |
| EXPENDITURES/EXPENSES:                                                                    |                         |                           |                            |
| Current:                                                                                  |                         |                           |                            |
| Legal and financial services                                                              | 726,976                 | -                         | 726,976                    |
| Printing and electronic distributions                                                     | 43,389                  | -                         | 43,389                     |
| Capital outlay                                                                            | 146,348                 | -                         | 146,348                    |
| Disbursements to institutions                                                             | 150,731,383             | -                         | 150,731,383                |
| Disbursements to localities                                                               | 11,879,896              | 92,043,248                | 103,923,144                |
| Underwriter's discount                                                                    | 892,655                 | -                         | 892,655                    |
| Debt service:                                                                             |                         |                           |                            |
| Principal retirement                                                                      | 61,025,000              | (61,025,000)              | -                          |
| Interest and fiscal charges                                                               | 40,755,349              | 26,453,097                | 67,208,446                 |
|                                                                                           |                         |                           |                            |
| Total expenditures/expenses                                                               | <u>266,200,996</u>      | <u>57,471,345</u>         | <u>323,672,341</u>         |
|                                                                                           |                         |                           |                            |
| Excess (deficiency) of revenue over (under) expenditures                                  | <u>(162,683,596)</u>    | -                         | -                          |
| Other financing sources (uses):                                                           |                         |                           |                            |
| Payments to refunded bond escrow agent                                                    | (260,376,007)           | 260,376,007               | -                          |
| Payments to refunded bond escrow agent-localities                                         | (92,043,248)            | 92,043,248                | -                          |
| Debt issuance                                                                             | 535,765,000             | (535,765,000)             | -                          |
| Bond premium                                                                              | 36,846,276              | (36,846,276)              | -                          |
| Total other financing sources (uses)                                                      | <u>220,192,021</u>      | <u>(220,192,021)</u>      | -                          |
|                                                                                           |                         |                           |                            |
| Excess of revenues and other financing sources over expenditures and other financing uses | 57,508,425              | (57,508,425)              | -                          |
|                                                                                           |                         |                           |                            |
| Change in net assets                                                                      | -                       | (214,677,571)             | (214,677,571)              |
|                                                                                           |                         |                           |                            |
| Fund Balance/Net Assets, July 1, 2004                                                     | <u>7,445,240</u>        | <u>(887,828,282)</u>      | <u>(880,383,042)</u>       |
|                                                                                           |                         |                           |                            |
| Fund Balance/Net Assets, June 30, 2005 (Note 2E)                                          | <u>\$ 64,953,665</u>    | <u>\$ (1,160,014,278)</u> | <u>\$ (1,095,060,613)</u>  |

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



## **Notes to the Financial Statements**

**VIRGINIA PUBLIC BUILDING AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
AS OF JUNE 30, 2005**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Reporting Entity**

The Virginia Public Building Authority (“the Authority”) was created in 1981 by §2.2-2260 et seq., of the *Code of Virginia* for the purpose of acquiring, constructing and operating public buildings for the use of the Commonwealth of Virginia (“the Commonwealth”) and its political subdivisions. The Authority is authorized to issue bonds or notes to construct, improve, furnish, maintain, acquire, finance, or refinance certain public facilities for the use of the Commonwealth, its agencies and instrumentalities and to finance or refinance reimbursements to localities or regional jail authorities for the Commonwealth’s share of the costs of certain jail 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.

Bonds issued prior to the 1997 indenture were issued under its 1988 Master Indenture of Trust (“the 1988 Indenture”). These bonds were also ultimately supported by an appropriation from the Commonwealth. The Authority no longer issues bonds under the 1988 Indenture.

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.

## **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.

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 expenditure 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 represents the recording of bonds payable liabilities on the Statement of Net Assets and the related effect of these transactions on the Statement of Activities. Governmental fund statements do not reflect bonds payable. 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 amount of the bonds issued. In that case, the original issue premium or discount is deferred and amortized, on a straight-line basis, over the life of the outstanding debt.

## **2. DETAILED NOTES ON ALL FUNDS**

### **A. Cash and Cash Equivalents**

Cash and cash equivalents of the Authority are held by The Bank of New York, as trustee (successor to Signet Bank), under the 1997 and 1988 Indentures. 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, §6.1-32.8 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 1988 and 1997 Indentures authorize 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 Authority's cash and cash equivalents at June 30, 2005 were held in the Authority's name by the Authority's custodial banks; therefore, the Authority has no custodial credit risk.

The Authority's cash and cash equivalents at June 30, 2005 are presented below.

Summary of Cash and Cash Equivalents  
As of June 30, 2005

|                                                 | Fair<br>Value        |
|-------------------------------------------------|----------------------|
| Cash and cash equivalents:                      |                      |
| Money Market Funds <sup>(1)</sup>               | \$ 5,698,871         |
| State Non-Arbitrage Program <sup>sm (2)</sup>   | 421,968              |
| Local Government Investment Pool <sup>(3)</sup> | 80,930,969           |
| Total cash and cash equivalents                 | <u>\$ 87,051,808</u> |

(1) The Authority invests certain short-term cash balances held within its accounts in Nations Treasury Class Investor and Federated Auto Government Money Trust. These are open-ended mutual funds registered under the Investment Company Act of 1940. These funds maintain a policy of investing all their assets in U.S. Treasury obligations and repurchase agreements backed by those obligations. Both money market funds are rated AAA by Standard and Poor's.

(2) The Virginia State Non-Arbitrage Program<sup>sm</sup> ("SNAP<sup>sm</sup>") 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<sup>sm</sup> is an external investment pool registered under the Investment Company Act of 1940. The SNAP<sup>sm</sup> fund is rated AAAm by Standard and Poor's .

(3) 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 not registered with the SEC as an investment company, but maintains a policy to operate in a manner consistent with the SEC's Rule 2a7. The LGIP is rated AAAm by Standard and Poor's .

## **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, 2005.

|                                       |                         |
|---------------------------------------|-------------------------|
| Bonds payable at July 1, 2004         | \$ 869,265,693          |
| Bonds issued                          | 535,765,000             |
| Bonds defeased                        | (246,545,000)           |
| Bonds retired                         | (61,025,000)            |
| Amortized discount                    | 4,547,174               |
| Amortized deferral on debt defeasance | (12,534,854)            |
| Bonds payable at June 30, 2005        | <u>\$ 1,089,473,013</u> |

Annual Requirements to Amortize Long-Term Debt:

| <u>Year Ending June 30</u>     | <u>Principal</u>        | <u>Interest</u>       | <u>Total</u>            |
|--------------------------------|-------------------------|-----------------------|-------------------------|
| 2006                           | \$ 78,660,000           | \$ 47,191,392         | \$ 125,851,392          |
| 2007                           | 77,835,000              | 45,761,786            | 123,596,786             |
| 2008                           | 86,300,000              | 42,682,476            | 128,982,476             |
| 2009                           | 90,965,000              | 39,292,991            | 130,257,991             |
| 2010                           | 94,585,000              | 35,611,481            | 130,196,481             |
| 2011-2015                      | 408,135,000             | 117,861,519           | 525,996,519             |
| 2016-2020                      | 224,380,000             | 40,305,017            | 264,685,017             |
| 2021-2025                      | 76,495,000              | 7,912,075             | 84,407,075              |
| Less:                          |                         |                       |                         |
| Unamortized discount           | (11,371,527)            | -                     | (11,371,527)            |
| Deferral on debt<br>defeasance | <u>(36,510,460)</u>     | <u>-</u>              | <u>(36,510,460)</u>     |
| Total                          | <u>\$ 1,089,473,013</u> | <u>\$ 376,618,737</u> | <u>\$ 1,466,091,750</u> |

**C. Defeasance of Debt**

In December 2004, the Authority issued \$106,460,000 State Building Revenue Refunding Bonds Series 2004D. A portion of the proceeds refunded \$23,595,000 of Series 1997A bonds, \$11,605,000 of Series 1999B bonds and \$67,085,000 of Series 2000A bonds. Bond proceeds of \$113,202,001 were placed with an escrow agent to provide for the redemption of the bonds. The total debt service payments over the life of the bonds have been reduced by \$6,107,495 resulting in an economic gain (savings) of \$5,034,051 discounted at 3.901266%.

In May 2005, the Authority issued \$135,675,000 State Building Revenue Refunding Bonds Series 2005B. A portion of the proceeds refunded \$71,070,000 of Series 1996A bonds, \$25,120,000 of Series 1998B bonds and \$45,405,000 of Series 1999A bonds. Bond proceeds of \$147,174,006 were placed with an escrow agent to provide for the redemption of the bonds. The total debt service payments over the life of the bonds have been reduced by \$8,183,288 resulting in an economic gain (savings) of \$7,885,362 discounted at 3.591717%.

In prior years, the Authority defeased certain revenue bonds by placing the proceeds of new bonds in an irrevocable trust to provide for all future debt service payments 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. At June 30, 2005, \$434,865,000 of bonds outstanding is considered

deceased for financial reporting purposes. The detail for those balances and the refinancing activities that resulted in the defeasance of the bonds is shown below:

| <u>Refunded State Building Revenue Bonds:</u> | <u>Refunded<br/>Amount:</u> | <u>Refunding<br/>Series:</u> |
|-----------------------------------------------|-----------------------------|------------------------------|
| Series 1995 (partial)                         | \$118,245,000               | 2004A                        |
| Series 1996A (partial)                        | \$71,070,000                | 2005B                        |
| Series 1997A (partial)                        | \$96,335,000                | 2004A,2004D                  |
| Series 1998B (partial)                        | \$25,120,000                | 2005B                        |
| Series 1999A (partial)                        | \$45,405,000                | 2005B                        |
| Series 1999B (partial)                        | \$11,605,000                | 2004D                        |
| Series 2000A (partial)                        | \$67,085,000                | 2004D                        |

In accordance with Governmental Accounting Standards Board (GASB) Statement No. 23, "Accounting and Financial Reporting for Refundings of Debt Reported by Proprietary Activities," the difference between the reacquisition price and the net carrying amount of the bonds deceased with refunding debt is amortized as a component of Interest on Bonds over the remaining life of the refunded debt. Therefore, Bonds Payable, as reflected on the government-wide statements, has been reduced by \$36,510,460 to reflect the remaining deferral on debt defeasance at June 30, 2005.

#### **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 its 10-year installment computation date, November 17, 2004, the Series 1994A bonds had no arbitrage rebate liability due. Therefore, no payment was made to the Internal Revenue Service.

#### **E. Deficit Net Assets**

Generally accepted accounting principles direct that governmental funds recognize revenues in the accounting period in which they become both measurable and available to finance expenditures of the fiscal period. Authority bonds are secured by General Assembly appropriations. Because future appropriations are not considered available and do not constitute a legally binding Commitment, the Authority ended the year with a net asset deficit of \$1,095,060,613. The General Assembly has never failed to appropriate funds to the Authority for payment of debt service on the Authority's bonds.

#### **F. 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 Treasury participates in insurance plans maintained by the Commonwealth of Virginia on behalf of the Authority. The state employee health care and worker's compensation plans are administered by the Department of Human Resource Management and 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 each of these Departments 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.

## **Supplementary Information**

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**Virginia Public Building Authority**  
**Detail of Long-Term Indebtedness**  
**June 30, 2005**  
**(Dollars in Thousands)**

**Detail of Long-Term Indebtedness by Series**

|                        | Dated<br>Date | True Interest<br>Cost ("TIC") | Amount<br>Issued    | Outstanding<br>July 1,<br>2004 | Issued<br>(Retired)<br>During<br>Year | Outstanding<br>June 30,<br>2005 * | Original<br>Maturity |
|------------------------|---------------|-------------------------------|---------------------|--------------------------------|---------------------------------------|-----------------------------------|----------------------|
| Series 1992B           | 06/15/92      | 6.24%                         | \$ 151,890          | \$ 82,881                      | \$ (10,683)                           | \$ 72,198                         | 08/01/10             |
| Series 1993A           | 02/01/93      | 5.34%                         | 60,995              | 3,245                          | (3,245)                               | -                                 | 08/01/13             |
| Series 1994A           | 10/15/94      | 6.16%                         | 79,220              | 3,400                          | (3,400)                               | -                                 | 08/01/15             |
| Series 1995A           | 11/01/95      | 5.27%                         | 187,410             | 15,600                         | (7,605)                               | 7,995                             | 08/01/16             |
| Series 1996A Refunding | 11/15/96      | 4.96%                         | 97,430              | 79,930                         | (75,395)                              | 4,535                             | 08/01/15             |
| Series 1997A           | 04/15/97      | 5.56%                         | 152,885             | 49,545                         | (29,570)                              | 19,975                            | 08/01/17             |
| Series 1998A Refunding | 03/01/98      | 4.66%                         | 147,000             | 134,115                        | (11,105)                              | 123,010                           | 08/01/13             |
| Series 1998B           | 05/15/98      | 4.84%                         | 40,425              | 33,770                         | (26,685)                              | 7,085                             | 08/01/18             |
| Series 1999A           | 05/01/99      | 4.71%                         | 68,920              | 59,610                         | (48,010)                              | 11,600                            | 08/01/19             |
| Series 1999B           | 10/15/99      | 5.24%                         | 27,730              | 22,150                         | (13,165)                              | 8,985                             | 08/01/14             |
| Series 2000A           | 05/01/00      | 5.79%                         | 104,990             | 96,270                         | (70,610)                              | 25,660                            | 08/01/20             |
| Series 2001A           | 08/01/01      | 4.61%                         | 35,830              | 33,465                         | (1,290)                               | 32,175                            | 08/01/21             |
| Series 2002A           | 09/01/02      | 4.07%                         | 55,000              | 53,345                         | (1,990)                               | 51,355                            | 08/01/22             |
| Series 2003A Refunding | 02/20/03      | 3.22%                         | 38,810              | 38,810                         | (270)                                 | 38,540                            | 08/01/14             |
| Series 2004A Refunding | 03/01/04      | 3.07%                         | 187,105             | 187,105                        | 0                                     | 187,105                           | 08/01/16             |
| Series 2004B           | 07/15/04      | 4.20%                         | 207,065             | -                              | 207,065                               | 207,065                           | 08/01/24             |
| Series 2004C Refunding | 08/01/04      | 3.37%                         | 39,260              | -                              | 39,260                                | 39,260                            | 08/01/15             |
| Series 2004D Refunding | 12/01/04      | 4.07%                         | 106,460             | -                              | 106,460                               | 106,460                           | 08/01/20             |
| Series 2005A Refunding | 03/01/05      | 3.73%                         | 47,305              | -                              | 47,305                                | 47,305                            | 08/01/18             |
| Series 2005B Refunding | 04/15/05      | 3.64%                         | 135,675             | -                              | 135,675                               | 135,675                           | 08/01/19             |
| Total                  |               |                               | <u>\$ 1,971,405</u> | <u>\$ 893,241</u>              | <u>\$ 232,742</u>                     | <u>\$ 1,125,983</u>               |                      |

\* Excludes deferral on debt defeasance.



# Commonwealth of Virginia

**Walter J. Kucharski, Auditor**

**Auditor of Public Accounts  
P.O. Box 1295  
Richmond, Virginia 23218**

November 18, 2005

The Honorable Mark R. Warner  
Governor of Virginia

The Honorable Lacey E. Putney  
Chairman, Joint Legislative Audit  
and Review Commission

Board of Directors  
Virginia Public Building Authority

## INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

We have audited the accompanying basic financial statements of the governmental activities and the major special revenue fund of the **Virginia Public Building Authority**, a component unit of the Commonwealth of Virginia, as of and for the year ended June 30, 2005, as listed in the Table of Contents. These financial statements are the responsibility of the Virginia Public Building Authority's management. 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 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 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 the major special revenue fund of the Virginia Public Building Authority as of June 30, 2005, 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 1 through 4 is not a required part of the basic financial statements, but is supplementary information required by the accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Virginia Public Building Authority's basic financial statements. 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. This schedule has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statement taken as a whole.

In accordance with Government Auditing Standards, we have also considered the internal control over financial reporting and performed tests of its compliance with certain provisions of laws, regulations, and contracts related to Virginia Public Building Authority and will include the results in our report on the Virginia Department of the Treasury. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be read in conjunction with this report in considering the results of our audit.

AUDITOR OF PUBLIC ACCOUNTS



VIRGINIA PUBLIC BUILDING AUTHORITY  
Richmond, Virginia

BOARD MEMBERS  
As of June 30, 2005

Sara B. Williams, Chairman

Priscilla Burbank, Vice Chairman

Steven R. Perkins

Scot N. Creech

Myron J. Mintz

EX OFFICIO

Jody M. Wagner, Secretary/Treasurer, State Treasurer

David Von Moll, State Comptroller