

# Center for University Advancement Revenue Bond Funds State University of Iowa

Financial Report

06.30.2006

**McGladrey & Pullen**  
Certified Public Accountants

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# McGladrey & Pullen

Certified Public Accountants

## Independent Auditor's Report

To the Members of the Board of Regents,  
State of Iowa

We have audited the accompanying statement of net assets and the related statement of revenues, expenses and changes in net assets and cash flows of the Center for University Advancement Revenue Bond Funds of State University of Iowa as of and for the year ended June 30, 2006, which collectively comprise the Bond Funds basic financial statements listed in the table of contents. We have also audited the financial statements of each individual fund of the Center for University Advancement Revenue Bond Funds of State University of Iowa as of and for the year ended June 30, 2006 presented in the combining fund financial statements in the supplementary information listed in the table of contents. These financial statements are the responsibility of the University's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with the auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free 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 our audit provides a reasonable basis for our opinions.

As discussed in Note 1, the financial statements present only the Center for University Advancement Revenue Bond Funds of State University of Iowa and do not purport to, and do not, present fairly the financial position of State University of Iowa as of June 30, 2006 and changes in its financial position and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America. Because the financial statements present only the Center for University Advancement Revenue Bond Funds of State University of Iowa, and do not purport to, and do not present the financial statements of State University of Iowa, management has chosen not to present a Management's Discussion and Analysis.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Center for University Advancement Revenue Bond Funds of State University of Iowa as of June 30, 2006, and the changes in its financial position and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America. In addition, in our opinion, the combining financial statements referred to above present fairly, in all material respects, the respective financial position of each individual fund of the Center for University Advancement Revenue Bond Funds of State University of Iowa as of June 30, 2006, and the respective changes in financial position of each individual fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe Center for University Advancement Revenue Bond Funds of State University of Iowa were not in compliance with the accounting requirements of the Board of Regents Resolution for the issuance of the Center for University Advancement Revenue Bond Funds; however, our audit was not directed primarily toward obtaining knowledge of such noncompliance.

Our audit was conducted for the purpose of forming opinions on the financial statements taken as a whole. The information in the schedule of student enrollment has not been subjected to the auditing procedures applied in our audit of the basic financial statements and, accordingly, we express no opinion on it.

This report, a public record by law, is intended solely for the information and use of the officials and employees of State University of Iowa, the members of the Board of Regents, citizens of the State of Iowa and other parties to whom the State University of Iowa may report. This report is not intended to be and should not be used by anyone other than these specified parties.

*McGladrey & Pullen, LLP*

Davenport, Iowa  
September 29, 2006

Center for University Advancement Revenue Bond Funds  
State University of Iowa

Statement of Net Assets  
June 30, 2006

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<b>Assets</b>	
Current Assets:	
Cash and cash equivalents	\$ 861,682
Accounts receivable	12,697
Interest receivable	26,081
<b>Total current assets</b>	<u>900,460</u>
Noncurrent Assets:	
Investments	778,303
Capital assets, net	13,842,118
<b>Total noncurrent assets</b>	<u>14,620,421</u>
	<u>\$ 15,520,881</u>
 <b>Liabilities and Net Assets</b>	
Current Liabilities:	
Accrued interest payable	\$ 193,269
Revenue bonds payable, current portion	510,000
<b>Total current liabilities</b>	<u>703,269</u>
Noncurrent Liabilities, revenue bonds payable	<u>8,555,000</u>
Net Assets:	
Invested in capital assets, net of related debt	4,777,118
Restricted	1,485,494
<b>Total net assets</b>	<u>6,262,612</u>
<b>Total liabilities and net assets</b>	<u>\$ 15,520,881</u>

See Notes to Basic Financial Statements.

Center for University Advancement Revenue Bond Funds  
State University of Iowa

Statement of Revenues, Expenses and Changes in Net Assets  
Year Ended June 30, 2006

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Operating revenues and expenses:	
Operating revenues	\$ -
Operating expenses, depreciation	<u>901,215</u>
<b>Operating (loss)</b>	<u>(901,215)</u>
Nonoperating revenues (expenses):	
Investment income	35,289
Interest expense	<u>(386,537)</u>
<b>Total nonoperating revenues (expenses)</b>	<u>(351,248)</u>
<b>Income (loss) before transfers</b>	(1,252,463)
Transfers from other University funds	<u>861,248</u>
<b>(Decrease) in net assets</b>	(391,215)
Net assets:	
Beginning	<u>6,653,827</u>
Ending	<u><u>\$ 6,262,612</u></u>

See Notes to the Basic Financial Statements

Center for University Advancement Revenue Bond Funds  
State University of Iowa

Statement of Cash Flows  
Year Ended June 30, 2006

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Cash Flows from Operating Activities:	
Cash received from operations	\$ -
Cash paid for operations	-
<b>Net cash (used in) operating activities</b>	<u>-</u>
Cash Flows from Noncapital Financing Activities, transfers from other University funds	<u>848,551</u>
Cash Flows from Capital Financing Activities:	
Principal paid on capital debt	(530,000)
Interest paid on capital debt	(396,473)
<b>Net cash (used in) capital financing activities</b>	<u>(926,473)</u>
Cash Flows from Investing Activities:	
Interest on investments	34,667
Proceeds from sales of investments	26,654
<b>Net cash provided by investing activities</b>	<u>61,321</u>
<b>Net (decrease) in cash and cash equivalents</b>	(16,601)
Cash and cash equivalents:	
Beginning	<u>878,283</u>
Ending	<u>\$ 861,682</u>
Reconciliation of Operating (Loss) to Net Cash (Used In)	
Operating Activities:	
Operating (loss)	\$ (901,215)
Adjustments to reconcile operating (loss) to net cash (used in) operating activities, depreciation	<u>901,215</u>
<b>Net cash (used in) operating activities</b>	<u>\$ -</u>

See Notes to Basic Financial Statements.

Center for University Advancement Revenue Bond Funds  
State University of Iowa

Notes to Basic Financial Statements

Note 1. Significant Accounting Policies

Reporting entity:

The accompanying financial statements include only the Center for University Advancement Revenue Refunding Bond Funds Series S.U.I. 2004, enterprise funds of the State University of Iowa (University), which were created by various resolutions of The State of Iowa Board of Regents which authorized the issuance of revenue bonds and notes to fund the costs of constructing, furnishing and equipping the Center for University Advancement (Center) of the University. The Revenue Refunding Bonds are issued on behalf of the University. Under the provisions of the resolutions, the net assets of the Funds are, in general, restricted to provide for the retirement of the outstanding bonds of the Funds. The following summarizes the bond series, dates of resolution and original issuance amounts of the Revenue Refunding Bonds outstanding as of June 30, 2006:

Bond Series	Resolution Date	Original Issuance Amount
S.U.I. 2004 Refunding	July 1, 2004	<u>\$ 9,595,000</u>

These financial statements present only the Funds and do not purport to, and do not, present the financial position of the State University of Iowa as of June 30, 2006, and the changes in its financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America. The Funds' financial statements are presented to comply with bond agreements.

Basic financial statements:

The statement of net assets and the statement of revenues, expenses and changes in net assets report information on all of the activities of the Center for University Advancement Revenue Bond Funds. For the most part, the effect of interfund activity has been removed from these statements.

The statement of net assets presents assets and liabilities, with the difference reported as net assets. Net assets are reported in three categories:

*Invested in capital assets, net of related debt* consists of capital assets, net of accumulated depreciation and reduced by outstanding balances for bonds, notes and other debt attributable to the acquisition, construction or improvement of those assets.

*Restricted net assets* result when constraints placed on net asset use are either externally imposed or imposed by law through constitutional provisions or enabling legislation.

*Unrestricted net assets* consist of net assets not meeting the definition of the two preceding categories. Unrestricted net assets often have constraints on resources imposed by management which can be removed or modified.

Center for University Advancement Revenue Bond Funds  
State University of Iowa

Notes to Basic Financial Statements

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**Note 1. Significant Accounting Policies (Continued)**

The Funds first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available.

The statement of revenues, expenses and changes in net assets demonstrates how net assets changed during the fiscal year.

The statement of cash flows presents information related to cash inflows and outflows, summarized by operating, non-capital financing, capital financing and investing activities.

**Fund accounting:**

In order to ensure the observance of limitations and restrictions placed on the use of available resources, the accounts are maintained in accordance with the principles of fund accounting. Each fund provides a separate set of self-balancing accounts which comprises its assets, liabilities, reserves, net assets, revenues and expenses. Fund accounting is the procedure by which resources for various purposes are classified, for accounting and reporting purposes, into funds according to the activities or objectives specified.

The following funds are used to account for transactions:

*Investment in Plant Fund* – The Investment in Plant Fund is used to account for the building and accumulated depreciation. Additions to the Investment in Plant Fund are made via transfers from other funds in which the costs of the assets are initially accumulated.

*Bond Sinking Fund* – The Bond Sinking Fund is used to make principal and interest payments.

*Debt Service Reserve Fund* – The Debt Service Reserve Fund represents bond sinking reserves to provide payment of principal and interest, in the event there are not sufficient funds in the Bond Sinking Fund to make such payments.

**Basis of presentation:**

The Funds' financial statements have been prepared on the basis of the proprietary fund concept, which pertains to financial activities that operate in a manner similar to private business enterprises and are financed through fees and charges assessed primarily to the users of the services. Accordingly, the financial statements have been prepared using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when the liability is incurred.

The financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America, as prescribed by the Governmental Accounting Standards Board (GASB). In accordance with GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that Use Proprietary Fund Accounting*, the Funds have elected not to apply the provisions of pronouncements of the Financial Accounting Standards Board issued after November 30, 1989.

Center for University Advancement Revenue Bond Funds  
State University of Iowa

Notes to Basic Financial Statements

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**Note 1. Significant Accounting Policies (Continued)**

**Cash and cash equivalents:**

Cash and cash equivalents are stated at cost which approximates fair value due to their short-term nature. Cash and cash equivalents represent amounts in cash accounts or the Funds' share of the Pooled Investment Fund of the University. The Pooled Investment Fund is composed of cash and short-term U.S. government securities, and a monthly allocation is made of the interest received based on the percentage of each participant's investment.

The University deposits the cash of most funds in commingled bank accounts and makes disbursements from the combined cash balances. An individual fund's cash balance represents that fund's cumulative deposits to and disbursements from the University's bank accounts. For purposes of the statement of net assets and the statement of cash flows, the University considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

**Investments:**

Investments are stated at fair value. Fair value is based on quoted market prices. Investments with an original maturity of one year or less are reported as current in the statement of net assets.

**Capital assets:**

Capital assets includes the building representing the Center for University Advancement Building owned by the University. The balance represents assets built with bond proceeds and other University resources. The building is not collateral for the outstanding debt. The building is stated at cost. Depreciation is calculated using the straight-line method over the estimated useful lives of the capital assets, generally 40 to 50 years for buildings.

Capital assets are defined by the University as assets with an initial individual cost of more than \$5,000 for equipment or \$50,000 for buildings and infrastructure. Such assets are recorded at historical cost when purchased or constructed.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Outlays for capital assets are capitalized as projects are constructed. During the year ended June 30, 2006, no interest costs were capitalized.

**Fringe benefits:**

The University utilizes the fringe benefits pool method to account for fringe benefits. Under the fringe benefits pool method, fringe benefits are expensed as a percentage of actual salary or wage costs. The use of fringe benefits rates rather than actual fringe benefits costs is accepted by the federal government and widely used by universities. Rates are reviewed annually prior to the beginning of the fiscal year and adjusted to reflect differences between the rates charged and actual benefits costs as well as future benefit projections. The federal government must approve the annual rate study.

Center for University Advancement Revenue Bond Funds  
State University of Iowa

Notes to Basic Financial Statements

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**Note 1. Significant Accounting Policies (Continued)**

**Operating and nonoperating activities:**

Operating activities, as reported in the statement of revenues, expenses and changes in net assets, are transactions that result from exchange transactions, such as payments received for providing services and payments made for services or goods received. Nonoperating activities include transactions such as investment earnings and interest expense.

**Use of estimates:**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Transfers in (out):**

After meeting certain requirements specified in the bond agreements, the balance of net receipts may be transferred to the University for its general operations. However, all such monies that have been transferred shall be returned by the University, if necessary, to satisfy the requirements of the bond indentures.

**Note 2. Cash and Cash Equivalents and Investments**

In accordance with the Code of Iowa and the bond resolutions, the Funds may invest in obligations of the U.S. government and its agencies, certificates of deposit, prime bankers' acceptances, commercial paper and repurchase agreements.

Investments held by the Funds are recorded at fair value, as determined by quoted market prices. As of June 30, 2006, the Funds' investments were as follows:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Effective Duration</u>
U.S. government treasuries, notes, bonds	\$ 778,303	0.038

**Interest rate risk:**

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. This risk is managed within the portfolio using the effective duration. In accordance with the University's investment policy, the maximum duration of the University's operating portfolio may not exceed the duration of the Merrill 1-3 year Government/Corporate Index by more than 20%.

**Credit risk:**

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. As of June 30, 2006, the Funds' investments were 100% government guaranteed.

Center for University Advancement Revenue Bond Funds  
State University of Iowa

Notes to Basic Financial Statements

**Note 2. Cash and Cash Equivalents and Investments (Continued)**

**Concentration of credit risk:**

Concentration of credit risk is the risk of loss that may be attributed to the magnitude of a government's investment in a single issue. Except for U.S. government investments, no one issuer represents 5% or more of the total investments.

**Note 3. Capital Assets**

A summary of changes in the building for the year ended June 30, 2006 is as follows:

	Beginning Balance	Additions	Ending Balance
Capital assets being depreciated:			
Buildings	\$ 22,530,375	\$ -	\$ 22,530,375
Less accumulated depreciation	(7,787,042)	(901,215)	(8,688,257)
<b>Capital assets, net</b>	<b>\$ 14,743,333</b>	<b>\$ (901,215)</b>	<b>\$ 13,842,118</b>

**Note 4. Revenue Bonds Payable**

A summary of revenue bonds payable activity for the year ended June 30, 2006 is as follows:

Beginning balance	\$ 9,595,000
Payments	530,000
Ending balance	<u>\$ 9,065,000</u>

A summary of bond principal and interest maturities as of June 30, 2006 is as follows:

	Principal	Interest	Total
Year ending June 30:			
2007	\$ 510,000	\$ 376,975	\$ 886,975
2008	535,000	357,381	892,381
2009	560,000	336,850	896,850
2010	575,000	314,850	889,850
2011	590,000	291,550	881,550
2012 - 2016	3,225,000	1,076,781	4,301,781
2017 - 2020	3,070,000	298,819	3,368,819
	<u>\$ 9,065,000</u>	<u>\$ 3,053,206</u>	<u>\$ 12,118,206</u>

The bonds bear interest at rates ranging from 3.75% to 4.75% per year.

Under provisions of the bond agreements, specified amounts of net receipts are to be retained by the Funds to pay for the cost of constructing and maintaining the Center and to provide for the payment of interest and the retirement of outstanding bonds. After meeting such requirements, the balance of the net receipts may be transferred to the University for its general operations.

Center for University Advancement Revenue Bond Funds  
State University of Iowa

Notes to Basic Financial Statements

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**Note 4. Revenue Bonds Payable (Continued)**

Certain revenue bonds payable as of June 30, 2006 may be called at par value as follows:

Bond Series	Call Date	Amount Callable
S.U.I. 2004 Refunding	After July 1, 2014	\$ 3,840,000

**Note 5. Related Party Transactions**

Included in the statement of revenues, expenses and changes in net assets are lease rental payments of \$848,551 received from the University of Iowa.

**Note 6. Prior Year Defeasance of Debt**

On July 1, 2004, The State of Iowa Board of Regents approved the issuance of Center for University Advancement Revenue Refunding Bonds Series S.U.I. 2004 for \$9,595,000 with an average interest rate of 4.4% to advance refund the July 1, 2005 through July 1, 2012 maturities of the Center for University Advancement Revenue Bonds Series S.U.I. 1995 with an average interest rate of 5.1%. The net proceeds, plus prior issue debt service reserve funds were deposited in an irrevocable trust with an escrow agent to provide for the January and July 2005 debt service payments on the Center for University Advancement Revenue Bonds Series S.U.I. 1995. As a result, the Center for University Advancement Revenue Bonds Series S.U.I. 1995 are considered defeased and the trust assets and liability for those bonds have been removed from the Fund's financial statements.

As of June 30, 2006, \$9,845,000 of bonds outstanding are considered defeased.

**Note 7. Pending Pronouncements**

Statement No. 48, *Sales and Pledges of Receivables and Future Revenues and Intra-Entity Transfers of Assets and Future Revenues*, issued September 2006, is effective for periods beginning after December 15, 2006. This Statement establishes accounting and financial reporting standards for transactions in which an entity receives, or is entitled to, resources in exchange for future cash flows generated by collecting specific receivables or specific future revenues. It also provides disclosure requirements for entities that pledge or commit future cash flows from a specific revenue source. In addition, this Statement establishes accounting and financial reporting standards for intra-entity transfers of assets and future revenues. The University has not yet determined the effect if any this Statement will have on the Revenue Bond Funds.

Center for University Advancement Revenue Bond Funds  
 State University of Iowa

Combining Statement of Net Assets  
 June 30, 2006

	Investment in Plant Fund
<b>Assets</b>	
Current Assets:	
Cash and cash equivalents	\$ -
Accounts receivable	-
Interest receivable	-
<b>Total current assets</b>	<u>-</u>
Noncurrent Assets:	
Investments	-
Capital assets, net	13,842,118
<b>Total noncurrent assets</b>	<u>13,842,118</u>
	<u>\$ 13,842,118</u>
<b>Liabilities and Net Assets</b>	
Current Liabilities:	
Accrued interest payable	\$ -
Revenue bonds payable, current portion	-
<b>Total current liabilities</b>	<u>-</u>
Noncurrent Liabilities, revenue bonds payable	
	<u>-</u>
Net Assets:	
Invested in capital assets, net of related debt	13,842,118
Restricted	-
<b>Total net assets</b>	<u>13,842,118</u>
<b>Total liabilities and net assets</b>	<u>\$ 13,842,118</u>

Bond Sinking Fund	Debt Service Reserve Fund	Total
\$ 703,269	\$ 158,413	\$ 861,682
12,697	-	12,697
26,081	-	26,081
<u>742,047</u>	<u>158,413</u>	<u>900,460</u>
-	778,303	778,303
-	-	13,842,118
-	778,303	14,620,421
<u>\$ 742,047</u>	<u>\$ 936,716</u>	<u>\$ 15,520,881</u>
\$ 193,269	\$ -	\$ 193,269
510,000	-	510,000
<u>703,269</u>	<u>-</u>	<u>703,269</u>
8,555,000	-	8,555,000
(9,065,000)	-	4,777,118
548,778	936,716	1,485,494
<u>(8,516,222)</u>	<u>936,716</u>	<u>6,262,612</u>
<u>\$ 742,047</u>	<u>\$ 936,716</u>	<u>\$ 15,520,881</u>

Center for University Advancement Revenue Bond Funds  
 State University of Iowa

Combining Statement of Revenues, Expenses and Changes in Net Assets  
 Year Ended June 30, 2006

	Investment in Plant Fund
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Operating revenues and expenses:	
Operating revenues	\$ -
Operating expenses, depreciation	<u>901,215</u>
<b>Operating (loss)</b>	<u>(901,215)</u>
Nonoperating revenues (expenses):	
Investment income	-
Interest expense	<u>-</u>
<b>Total nonoperating revenues (expenses)</b>	<u>-</u>
<b>Income (loss) before transfers</b>	(901,215)
Transfers from other University funds	<u>-</u>
<b>Increase (decrease) in net assets</b>	(901,215)
Net assets:	
Beginning	<u>14,743,333</u>
Ending	<u><u>\$ 13,842,118</u></u>

Bond Sinking Fund	Debt Service Reserve Fund	Total
\$ -	\$ -	\$ -
-	-	901,215
-	-	(901,215)
34,985	304	35,289
(386,537)	-	(386,537)
(351,552)	304	(351,248)
(351,552)	304	(1,252,463)
861,248	-	861,248
509,696	304	(391,215)
(9,025,918)	936,412	6,653,827
\$ (8,516,222)	\$ 936,716	\$ 6,262,612

Center for University Advancement Revenue Bond Funds  
State University of Iowa

Schedule of Student Enrollment  
(Unaudited)  
Year Ended June 30, 2006

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Enrollment at the State University of Iowa for the year ended June 30, 2006 was as follows:

Summer semester, 2005	11,448
Fall semester, 2005	29,642
Spring semester, 2006	28,355