

Euclid Avenue Development Corporation

**Financial Statements
June 30, 2019 and 2018**

OHIO AUDITOR OF STATE
KEITH FABER



88 East Broad Street
Columbus, Ohio 43215
IPAReport@ohioauditor.gov
(800) 282-0370

Board of Directors
Euclid Avenue Development Corporation
2121 Euclid Avenue
Cleveland, Ohio 44115

We have reviewed the *Independent Auditor's Report* of the Euclid Avenue Development Corporation, Cuyahoga County, prepared by Ciuni & Panichi, Inc., for the audit period July 1, 2018 through June 30, 2019. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. The Euclid Avenue Development Corporation is responsible for compliance with these laws and regulations.

A handwritten signature in black ink that reads "Keith Faber".

Keith Faber
Auditor of State
Columbus, Ohio

October 16, 2019

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Euclid Avenue Development Corporation

Financial Statements

June 30, 2019 and 2018

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Independent Auditor's Report

To the Board of Directors of
Euclid Avenue Development Corporation

Report on the Financial Statements

We have audited the accompanying financial statements of Euclid Avenue Development Corporation (a nonprofit corporation) (the "Corporation"), a component unit of Cleveland State University, which comprise the statements of financial position as of June 30, 2019 and 2018, and the related statements of activities, and cash flows for the years then ended and the related statement of functional expenses for the year ended June 30, 2019, and the related notes to the financial statements.

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 an opinion on these financial statements based on our audits. We conducted our audits 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 audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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 presentation of the financial statements.

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

Board of Directors
Euclid Avenue Development Corporation

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Euclid Avenue Development Corporation as of June 30, 2019 and 2018, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Changes in Accounting Principles

As described in Note 1 to the financial statements, the Corporation adopted new accounting guidance, Financial Accounting Standards Board (FASB) Accounting Standards Update (ASU) 2016-14, *Not-for-Profit Entities – Presentation of Financial Statements of Not-for-Profit Entities* and ASU 2014-09, *Revenue from Contracts with Customers*. Our opinion is not modified with respect to these matters.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 18, 2019 on our consideration of the Corporation’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 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 Corporation’s internal control over financial reporting and compliance.

Cimini + Panichi, Inc.

Cleveland, Ohio
September 18, 2019

Euclid Avenue Development Corporation

Statements of Financial Position

June 30, 2019 and 2018

	<u>Assets</u>	
	<u>2019</u>	<u>2018</u>
Current assets:		
Cash and cash equivalents	\$ 2,812,957	\$ 2,343,623
Cash held by the University	-	114,045
Total cash and cash equivalents	<u>2,812,957</u>	<u>2,457,668</u>
Student accounts receivable, net	56,350	24,579
Other receivables	406,708	284,855
Investments	15,413,477	14,991,080
Prepaid expenses	<u>14,147</u>	<u>34,460</u>
Total current assets	<u>18,703,639</u>	<u>17,792,642</u>
Property and equipment:		
Land	128,000	128,000
Buildings	70,632,179	70,632,179
Building improvements	1,943,537	1,310,947
Furniture, fixtures, and equipment	<u>3,246,824</u>	<u>3,214,465</u>
	75,950,540	75,285,591
Less: accumulated depreciation	<u>(21,758,290)</u>	<u>(19,744,695)</u>
Property and equipment, net	<u>54,192,250</u>	<u>55,540,896</u>
Other assets:		
Restricted investments	4,656,136	4,848,695
Leases receivable	<u>19,605,000</u>	<u>19,605,000</u>
Total other assets	<u>24,261,136</u>	<u>24,453,695</u>
Total assets	\$ <u>97,157,025</u>	\$ <u>97,787,233</u>

The accompanying notes are an integral part of these financial statements

Euclid Avenue Development Corporation

Statements of Financial Position (continued)

June 30, 2019 and 2018

Liabilities and Net Assets

	<u>2019</u>	<u>2018</u>
Current liabilities:		
Current portion of bonds payable	\$ 1,745,000	\$ 1,660,000
Accounts payable	725,595	411,540
Accrued interest	1,724,065	1,758,643
Accrued other	50,589	48,537
Deferred revenue	232,823	341,327
Security deposits	<u>232,096</u>	<u>204,166</u>
Total current liabilities	4,710,168	4,424,213
Noncurrent liabilities, net of current portion:		
Deferred revenue	1,051,093	1,088,629
Bonds payable, net:		
Bonds payable	81,010,000	82,755,000
Add: bond premium, net	7,331,121	7,707,226
Less: bond issuance costs, net	<u>(906,724)</u>	<u>(952,367)</u>
Bonds payable, net	<u>87,434,397</u>	<u>89,509,859</u>
Total noncurrent liabilities, net of current portion	<u>88,485,490</u>	<u>90,598,488</u>
Total liabilities	93,195,658	95,022,701
Net assets:		
Without donor restrictions	<u>3,961,367</u>	<u>2,764,532</u>
Total net assets	<u>3,961,367</u>	<u>2,764,532</u>
Total liabilities and net assets	\$ <u>97,157,025</u>	\$ <u>97,787,233</u>

The accompanying notes are an integral part of these financial statements

Euclid Avenue Development Corporation

Statements of Activities

For the years ended June 30, 2019 and 2018

	<u>2019</u>	<u>2018</u>
Revenues and gains:		
Rental income:		
Students	\$ 8,111,351	\$ 7,963,466
University	1,734,736	1,734,741
Other	94,358	100,634
Maintenance fees – University	212,498	222,350
Investment income, net	757,930	704,351
Other	<u>624,730</u>	<u>696,416</u>
Total revenues and gains	11,535,603	11,421,958
Expenses:		
Program services	9,964,017	9,473,918
Management and general	<u>374,751</u>	<u>352,632</u>
Total expenses	<u>10,338,768</u>	<u>9,826,550</u>
Change in net assets without donor restrictions	1,196,835	1,595,408
Net assets – beginning of year	<u>2,764,532</u>	<u>1,169,124</u>
Net assets – end of year	\$ <u><u>3,961,367</u></u>	\$ <u><u>2,764,532</u></u>

The accompanying notes are an integral part of these financial statements

Euclid Avenue Development Corporation

Statement of Functional Expenses

For the year ended June 30, 2019 (with comparative totals for 2018)

	Program Services	Management and General	Totals	
			2019	2018
Contracted personnel	\$ 1,317,815	\$ -	\$ 1,317,815	\$ 1,308,900
Occupancy	2,147,121	-	2,147,121	1,515,496
Management	309,826	-	309,826	301,183
Other operating costs	298,105	-	298,105	294,638
Administrative costs	-	310,872	310,872	291,121
Accounting	-	34,152	34,152	22,586
Advertising and promotions	-	29,727	29,727	38,925
Insurance	8,520	-	8,520	7,785
Interest expense	3,869,034	-	3,869,034	3,951,141
Depreciation and amortization	<u>2,013,596</u>	<u>-</u>	<u>2,013,596</u>	<u>2,094,775</u>
Total expenses – 2019	\$ <u>9,964,017</u>	\$ <u>374,751</u>	\$ <u>10,338,768</u>	
Total expenses – 2018	\$ <u>9,473,918</u>	\$ <u>352,632</u>		\$ <u>9,826,550</u>

The accompanying notes are an integral part of these financial statements

Euclid Avenue Development Corporation

Statements of Cash Flows

For the years ended June 30, 2019 and 2018

	<u>2019</u>	<u>2018</u>
Cash flows from operating activities:		
Change in net assets	\$ 1,196,835	\$ 1,595,408
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	2,013,596	2,094,775
Amortization of debt issuance costs and bond premiums	(330,462)	(330,463)
Net realized and unrealized gain on investments	(339,481)	(527,227)
(Increase) decrease in assets:		
Student accounts receivable, net	(31,771)	(1,655)
Other receivables	(121,853)	(15,138)
Prepaid expenses	20,313	32,108
Increase (decrease) in liabilities:		
Accounts payable	314,055	50,121
Accrued interest	(34,578)	(32,818)
Accrued other	2,052	(7,171)
Deferred revenue	(146,040)	33,965
Security deposits	<u>27,930</u>	<u>(27,801)</u>
Net cash provided by operating activities	2,570,596	2,864,104
Cash flows from investing activities:		
Purchases of property and equipment	(664,950)	(357,372)
Net proceeds from sales of restricted investments	192,559	109,635
Purchases of investments	(3,028,478)	(5,398,378)
Proceeds from sale of investments	<u>2,945,562</u>	<u>4,513,139</u>
Net cash used by investing activities	(555,307)	(1,132,976)
Cash flows from financing activities:		
Principal payments on bonds payable	<u>(1,660,000)</u>	<u>(1,575,000)</u>
Net cash used by financing activities	<u>(1,660,000)</u>	<u>(1,575,000)</u>
Change in cash and cash equivalents	355,289	156,128
Cash and cash equivalents – beginning of year	<u>2,457,668</u>	<u>2,301,540</u>
Cash and cash equivalents – end of year	\$ <u><u>2,812,957</u></u>	\$ <u><u>2,457,668</u></u>
Supplemental disclosures of cash flow information:		
Cash paid during the year for interest	\$ 4,179,250	\$ 4,260,125

The accompanying notes are an integral part of these financial statements

Euclid Avenue Development Corporation

Notes to Financial Statements

June 30, 2019 and 2018

Note 1: Summary of Significant Accounting Policies

Organization

Euclid Avenue Development Corporation (the “Corporation”) was organized primarily to further the educational mission of Cleveland State University (the “University”) by developing and owning housing and parking facilities for the students, faculty, and staff of the University.

On March 1, 2005, the Corporation leased the Fenn Tower Building, located on the University’s campus, from the University. On March 1, 2005, the Corporation entered into a development agreement with American Campus Communities (ACC) to plan, design, and construct housing units in Fenn Tower. In addition, the Corporation entered into a management agreement with ACC to manage Fenn Tower once construction was completed. Fenn Tower was completed in August 2006 and can house approximately 430 residents.

On June 1, 2008, the Corporation leased land, owned by the University and located on its campus. On August 22, 2008, the Corporation entered into a design-build agreement to construct a 623-car parking garage on the site. On July 1, 2008, the Corporation entered into a lease agreement with the University to operate the garage. Construction of the garage was completed in August 2009.

On March 9, 2009, the Corporation leased land, owned by the University and located on its campus. On August 24, 2009, the Corporation entered into a development agreement with ACC to design, construct, and furnish housing units referred to as “Euclid Commons.” In addition, the Corporation entered into a management agreement with ACC to manage Euclid Commons once construction was completed. Euclid Commons was completed in September 2011 and can house approximately 600 residents. Part of the project included constructing a 292-car attached parking garage. On December 18, 2009, the Corporation entered into a lease agreement with the University to operate the garage.

On April 1, 2016, the Corporation purchased a home for the use of the University’s President. The home is referred to as the “University House.” The Corporation entered into a lease agreement with the University for use of the home.

Euclid Avenue Development Corporation

Notes to Financial Statements

June 30, 2019 and 2018

Note 1: Summary of Significant Accounting Policies (continued)

Adopted Accounting Pronouncements

The Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2016-14, *Not-for-Profit Entities (Topic 958): Presentation of Financial Statements of Not-for-Profit Entities*. This ASU changes the current reporting requirements for nonprofit organizations and their required disclosures. The changes include: (a) requiring the presentation of only two classes of net assets, entitled “net assets without donor restrictions” and “net assets with donor restrictions,” (b) modifying the presentation and disclosures of underwater endowment funds, (c) requiring the use of the placed in service approach to recognize the releases from restriction for gifts utilized to acquire or construct long-lived assets, (d) requiring that all nonprofits present an analysis of expenses by function and nature in either the statement of activities, a separate statement, or in the notes to the financial statements and to summarize the allocation methodologies utilized to allocate the costs, (e) requiring the disclosure of quantitative and qualitative information regarding liquidity, and (f) modifying other financial statement reporting requirements and disclosures to enhance the usefulness of nonprofit financial statements. This ASU is effective for fiscal years beginning after December 15, 2017. The Corporation’s financial statements have been updated to reflect the implementation of this standard. As a result of this implementation, previously reported unrestricted net assets are reported as net assets without donor restrictions. There was no impact on the amount of beginning net assets as a result of this implementation.

In May 2014, the FASB issued Accounting Standards Update (ASU) 2014-09, *Revenue from Contracts with Customers*, which is a comprehensive new revenue recognition standard that supersedes existing revenue recognition guidance. The core principle of the guidance is that an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects consideration to which the entity expects to be entitled in exchange for those goods or services. FASB issued ASU 2015-14 that deferred the effective date for public business entities, certain not-for-profit entities, and certain employee benefit plans until annual periods beginning after December 15, 2017. The Corporation’s financial statements have been updated to reflect the implementation of this standard. There was no impact on beginning net assets as a result of this implementation.

Basis of Presentation

The Corporation follows authoritative guidance issued by the FASB which established the FASB Accounting Standards Codification (ASC) as the single source of authoritative accounting principles generally accepted in the United States of America.

The financial statements have been prepared on the accrual basis of accounting.

Euclid Avenue Development Corporation

Notes to Financial Statements

June 30, 2019 and 2018

Note 1: Summary of Significant Accounting Policies (continued)

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 and 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.

Cash and Cash Equivalents

For purposes of the statements of cash flows, the Corporation considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents (excluding cash equivalents held in investment brokerage accounts).

At various times during the years ended June 30, 2019 and 2018, the Corporation's cash bank balances exceeded the federally insured limits.

Student Accounts Receivable

Student accounts receivable are uncollateralized obligations due from the University's students for housing related charges. Accounts receivable are stated at the amount billed to the resident. Student account balances are considered delinquent when scheduled payments are missed.

At June 30, 2019 and 2018, the Corporation has recorded \$23,000 and \$17,000, respectively, as an allowance for potential uncollectible student accounts receivable. Management estimates an allowance for uncollectible accounts based upon a review of delinquent accounts and an assessment of the Corporation's historical collections experience.

Bond Issuance Costs, Net

Bond issuance costs, net, were incurred to obtain financing and are being amortized using the straight-line method over the terms of the related bonds issued.

Property and Equipment

Property and equipment is valued at cost when purchased or, if received through a donation, the fair value at the date of donation. Depreciation is computed using the straight-line method based on the estimated useful lives of the related assets ranging from 3 to 40 years. Maintenance and repairs are expensed as incurred. Additions and major improvements are capitalized.

The Corporation capitalizes the net interest income or expense incurred during the construction of property. The amount capitalized is determined based upon the interest related to bonds payable and bond proceeds from specific construction projects. During the years ended June 30, 2019 and 2018, there was no interest income or expense capitalized.

Euclid Avenue Development Corporation

Notes to Financial Statements

June 30, 2019 and 2018

Note 1: Summary of Significant Accounting Policies (continued)

Security Deposits

Security deposits represent housing deposits made by residents of the Corporation's facilities and are shown as a liability in the accompanying statements of financial position.

Deferred Revenue

Deferred revenue represents the unearned portion of rental revenue related to a sublease of property (Note 7) and housing for the summer session.

Revenue Recognition Policy

Revenue from rental income, maintenance fees, and summer leasing contracts is recognized when earned as per the terms of the underlying lease or sublease in accordance with ASC Topic 840, *Leases*.

Management Fees

The Corporation has management agreements with ACC for Fenn Tower and Euclid Commons whereby ACC is paid a base compensation fee, as adjusted for inflation, and an incentive fee as a function of gross revenue. The agreements expire on July 31, 2020 and may be extended upon approval by both parties.

Interest Expense

Interest expense includes interest incurred on the Corporation's bonds payable. The bonds were issued at a premium and issuance costs were incurred in relation to the issuance (Note 5). Interest expense is shown net of the annual amortization of the premium and issuance costs. The premium and the issuance costs are being amortized on a straight-line basis over the term of the underlying bonds payable.

Income Taxes

The Corporation is a not-for-profit corporation as described in Section 501(c)(3) of the Internal Revenue Code (the "Code") and is exempt from federal income taxes on related income pursuant to Section 501(a) of the Code.

Uncertain income tax positions are evaluated at least annually by management. The Corporation classifies interest and penalties related to income tax matters as management and general expense in the accompanying financial statements. As of June 30, 2019 and 2018, the Corporation has identified no uncertain income tax positions and has incurred no amounts for income tax penalties and interest for the years then ended.

Euclid Avenue Development Corporation

Notes to Financial Statements

June 30, 2019 and 2018

Note 1: Summary of Significant Accounting Policies (continued)

Recent Accounting Pronouncements

In June 2018, the FASB issued ASU 2018-08, *Clarifying the Scope and Accounting Guidance for Contributions Received and Contributions Made*, to assist entities in evaluating whether transactions should be accounted for as contributions (nonreciprocal) or as exchange transactions subject to the guidance issued under ASU 2014-09. This ASU gives further guidance related to when a contribution is deemed to be conditional such that recognition of revenue should be delayed until conditions are substantially met. This ASU is effective for fiscal years beginning after December 15, 2018 for recipients of funds and for fiscal years beginning after December 15, 2019 for resource providers. Early adoption is permitted. Management does not anticipate this ASU having an impact on its financial statements.

In February 2016, the FASB issued ASU 2016-02, *Leases*. The objective of this ASU is to recognize lease assets and lease liabilities by lessees for those leases classified as operating leases under previous GAAP. This ASU is effective for the Corporation's fiscal year beginning after December 15, 2018. Early adoption of this ASU is permitted. Management is currently evaluating the impact of this ASU on its financial statements.

In November 2016, the FASB issued ASU 2016-18, *Statement of Cash Flows (Topic 230): Restricted Cash*, which clarifies the presentation of restricted cash as included in the cash balances in the statement of cash flows. This ASU is effective for fiscal years beginning after December 15, 2018, and interim periods within fiscal years beginning after December 15, 2019. Early adoption of this ASU is permitted. Management does not anticipate this ASU having an impact on its financial statements.

Subsequent Events

In preparing these financial statements, the Corporation has evaluated events and transactions for potential recognition or disclosure through September 18, 2019, the date the financial statements were made widely available.

Note 2: Restricted Investments

Investments are carried at fair value. At June 30, 2019 and 2018, the Corporation had the following investments classified as restricted investments:

	<u>2019</u>		<u>2018</u>
Commercial paper	\$ 4,656,136	\$	4,848,695

The restricted investments are maintained in separate trust accounts as defined by the bond indenture. The restricted investments will be utilized for the Fenn Tower, parking garages, and Euclid Commons projects. Due to the volume and quick turnover of the investments underlying the restricted investments, the purchases and sales of such investments are displayed net in the statements of cash flows.

Euclid Avenue Development Corporation

Notes to Financial Statements

June 30, 2019 and 2018

Note 3: Investments

Investments are reported at fair value with any realized and unrealized gains and losses reported in the statements of activities. Investment income is recognized in the period it is earned, and gains and losses are recognized as changes in net assets in the accounting period in which they occur. At June 30, 2019 and 2018, investments consisted of the following:

	2019	2018
Money market funds	\$ 80,404	\$ 51,310
Stocks and exchange traded funds	4,918,831	4,958,733
Mutual funds	10,414,242	9,981,037
 Total	 \$ 15,413,477	 \$ 14,991,080

Note 4: Fair Value Measurements

In accordance with the “Fair Value Measurements” topic of the FASB ASC, the Corporation uses a three-level fair value hierarchy that categorizes assets and liabilities measured at fair value based on the observability of the inputs utilized in the valuation. This hierarchy prioritizes the inputs into three broad levels as follows: Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities; Level 2 inputs are quoted prices for similar assets and liabilities in active markets or inputs that are observable for the asset or liability, either directly or indirectly; and Level 3 inputs are unobservable inputs in which little or no market data exists, therefore, requiring an entity to develop its own valuation assumptions.

Financial assets measured at fair value consisted of the following at June 30, 2019:

	Level 1	Level 2	Level 3	Total
Money market funds	\$ 80,404	\$ -	\$ -	\$ 80,404
Commercial paper	4,656,136	-	-	4,656,136
Stocks and exchange traded funds	4,918,831	-	-	4,918,831
Mutual funds:				
Domestic – equities	1,822,382	-	-	1,822,382
Domestic – fixed-income	4,051,150	-	-	4,051,150
International – equities	4,165,516	-	-	4,165,516
International – fixed-income	375,194	-	-	375,194
	\$ 20,069,613	\$ -	\$ -	\$ 20,069,613

Euclid Avenue Development Corporation

Notes to Financial Statements

June 30, 2019 and 2018

Note 4: Fair Value Measurements (continued)

Financial assets measured at fair value consisted of the following at June 30, 2018:

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Money market funds	\$ 51,310	\$ -	\$ -	\$ 51,310
Commercial paper	4,848,695	-	-	4,848,695
Stocks and exchange traded funds	4,958,733	-	-	4,958,733
Mutual funds:				
Domestic – equities	1,792,062	-	-	1,792,062
Domestic – fixed-income	4,095,751	-	-	4,095,751
International – equities	3,742,903	-	-	3,742,903
International – fixed-income	<u>350,321</u>	<u>-</u>	<u>-</u>	<u>350,321</u>
	\$ <u>19,839,775</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>19,839,775</u>

The Corporation's money market funds are valued at cost, which approximates fair value. The Corporation's commercial paper is valued at face value, which approximates fair value. The Corporation's mutual funds, stocks, and exchange traded funds are valued at the daily closing price reported by the fund.

Note 5: Bonds Payable, Net

On December 9, 2014, the Cleveland-Cuyahoga County Port Authority ("Port Authority") issued \$88,945,000 of Cleveland-Cuyahoga County Port Authority Development Revenue Bonds ("Series 2014 Bonds"). The Port Authority entered into a loan agreement with the Corporation to loan the bond proceeds to the Corporation. The proceeds were used by the Corporation to refund bonds issued in 2005 through 2009 and to pay certain costs of issuance of the Series 2014 Bonds. A portion of the Series 2014 Bonds (\$6,190,000) matured as of June 30, 2019. The remaining Series 2014 Bonds mature at various dates from August 1, 2019 through August 1, 2044 with a fixed rate of interest of 5%. The bonds are secured by the assignment of all revenues from the Corporation. In issuing the bonds, the Corporation recorded bond issuance costs with an original cost of \$1,116,704 and accumulated amortization of \$209,980 and \$164,337 at June 30, 2019 and 2018, respectively.

The Series 2014 Bonds were issued pursuant to a Trust Indenture dated December 1, 2014, between the Port Authority and the Trustee.

The Series 2014 Bonds were issued at a premium of \$9,047,628 which will be amortized over the terms of the underlying bonds.

Euclid Avenue Development Corporation

Notes to Financial Statements

June 30, 2019 and 2018

Note 5: Bonds Payable, Net (continued)

Bonds payable, net, as of June 30, 2019 and 2018 is as follows:

	2019	2018
Bonds payable	\$ 82,755,000	\$ 84,415,000
Bond premium	9,047,628	9,047,628
Bond premium accumulated amortization	(1,716,507)	(1,340,402)
Bond issuance costs	(1,116,704)	(1,116,704)
Bond issuance costs accumulated amortization	209,980	164,337
Bonds payable, net	\$ 89,179,397	\$ 91,169,859

The aggregate amounts of maturities on bonds payable, net, as of June 30, 2019 are as follows:

Year	Loan principal	Premium amortization	Issuance cost amortization	Total change in loans payable
2020	\$ 1,745,000	\$ 376,105	\$ (45,641)	\$ 2,075,464
2021	1,830,000	376,105	(45,641)	2,160,464
2022	1,925,000	376,105	(45,641)	2,255,464
2023	2,025,000	376,105	(45,641)	2,355,464
2024	2,130,000	376,105	(45,641)	2,460,464
Thereafter	73,100,000	5,450,596	(678,519)	77,872,077
	\$ 82,755,000	\$ 7,331,121	\$ (906,724)	\$ 89,179,397

See Note 11 regarding refinancing of the Series 2014 Bonds.

Note 6: Leases

On March 1, 2005, the Corporation entered into a 31-year lease with the University for the Fenn Tower Building. Annual rent was equal to the net available cash flows from the Fenn Tower project. In fiscal year 2017, an amendment was made to the agreement whereby the University could reduce or waive rents due from the Corporation regardless of whether the Corporation had net available cash flows from the project. Rent expense under this lease was \$115,500 and \$60,000 for each of the years ended June 30, 2019 and 2018, respectively. The University has a subordinate position on the assignment of rents and other assets from Fenn Tower.

On July 1, 2008, the Corporation entered into a 40-year lease with the University for the leasehold interest in the land upon which the parking garage was constructed. There is no rent payment due until July 1, 2039, at which time the rent payment will be \$1,000 per year through June 30, 2048.

Euclid Avenue Development Corporation

Notes to Financial Statements

June 30, 2019 and 2018

Note 6: Leases (continued)

On July 1, 2008, the Corporation entered into a 30-year lease with the University for the East 21st Street parking garage facility. Under the terms of the lease, the University has been granted sole and exclusive charge of the operations of the parking garage facility during the lease term in exchange for making monthly rental payments in the amount equal to the required debt service payments on the Series 2014 Bonds that refunded bonds issued in 2008, plus any other amount due to the Trustee under the Reimbursement Agreement. Upon termination of the lease, the Corporation will transfer title of the parking facility to the University. As such, the Corporation has recorded a lease receivable in the amount of \$13,235,000 as of June 30, 2019 and 2018, which represents the amount outstanding on the Series 2014 Bonds (attributable to the parking garage facility) that refunded bonds issued in 2008 as of June 30, 2019 and 2018. Interest income is recognized based on the interest expense incurred on the Series 2014 Bonds that refunded bonds issued in 2008.

On March 9, 2009, the Corporation entered into a 50-year lease with the University for the leasehold interest in the land upon which the Euclid Commons building was constructed. Annual rent was equal to the net available cash flows from the Euclid Commons project. In fiscal year 2017, an amendment was made to the agreement whereby the University could reduce or waive rents due from the Corporation regardless of whether the Corporation had net available cash flows from the project. Rent expense under this lease was \$654,500 and \$340,000 for the years ended June 30, 2019 and 2018, respectively. The University has a subordinate position on the assignment of rents and other assets from Euclid Commons.

On July 1, 2011, the Corporation entered into a 30-year lease with the University for the parking garage facility attached to the Euclid Commons residence halls. Under the terms of the lease, the University has been granted sole and exclusive charge of the operations of the parking garage facility during the lease term in exchange for making monthly rental payments in the amount equal to the required debt service payments on the related bonds, plus any other amounts due to the Trustee under the Reimbursement Agreement. Upon termination of the lease, the Corporation will transfer title of the parking facility to the University. As such, the Corporation recorded a lease receivable in the amount of \$6,370,000 as of June 30, 2019 and 2018, which represents the amount outstanding on the Series 2014 Bonds (attributable to the parking garage facility) that refunded bonds issued in 2009 as of June 30, 2019 and 2018. Interest income is recognized based on the interest expense incurred on the Series 2014 Series Bonds that refunded bonds issued in 2009.

On April 1, 2016, the Corporation entered into a 15-month lease with the University for the University House. Annual rent is \$56,460. The rent was arrived at in part to cover the estimated rate of return on the fixed-income assets used to fund the purchase of the University House plus 75 basis points (4.55% at June 30, 2019 and 2018). As a result, the lease allows the Corporation to adjust the rent once each biennium in Ohio, beginning July 1, 2019, to reflect the estimated rate of return, as defined. The lease includes the option to renew the lease up to nine times, for a two-year period each renewal, at the option of the tenant. The carrying value of this residence is \$1,213,747 which represents \$1,270,547 of cost and \$56,800 of accumulated depreciation. The Corporation is in negotiations to renew the lease.

Euclid Avenue Development Corporation

Notes to Financial Statements

June 30, 2019 and 2018

Note 7: Subleases

The Corporation subleases conference facilities within Fenn Tower and Euclid Commons to the University totaling approximately 30,000 square feet. Monthly payments related to Fenn Tower are \$39,158 through July 2036, and to Euclid Commons are \$23,715 through August 2042.

In July 2009, the Corporation entered into a 39-year lease with the Greater Cleveland Regional Transit Authority for a leasehold interest in land. Under the terms of the lease, the Corporation received a one-time rental payment of \$1,464,000. The Corporation is recognizing rental income over the 39-year life of the lease or \$37,538 per year.

Future minimum payments to be received for non-cancelable subleases are as follows for the years ending June 30:

2020	\$	754,476
2021		754,476
2022		754,476
2023		754,476
2024		754,476
Thereafter		<u>10,847,780</u>
	\$	<u>14,620,160</u>

Note 8: Related-Party Transactions

Related-party transactions, other than those disclosed in Note 7, are as follows:

Cash held by the University totaled \$-0- and \$114,045 at June 30, 2019 and 2018, respectively, and represents amounts collected on behalf of the Corporation that have not been remitted to the Corporation.

At June 30, 2019 and 2018, included in accounts payable for utilities expenses and cash held for the University was \$246,407 and \$173,532, respectively.

The Corporation generated revenues from the University of \$1,947,234 and \$1,957,091 for rental and maintenance fees related to space occupied by the University during the years ended June 30, 2019 and 2018, respectively.

Euclid Avenue Development Corporation

Notes to Financial Statements

June 30, 2019 and 2018

Note 9: Liquidity and Availability of Resources

The Corporation's financial assets available within one year of the statement of financial position date for general expenditure are as follows:

	<u>2019</u>	<u>2018</u>
Cash and cash equivalents	\$ 2,812,957	\$ 2,343,623
Cash held by the University	-	114,045
Student accounts receivable, net	56,350	24,579
Other receivables	406,708	284,855
Investments	<u>15,413,477</u>	<u>14,991,080</u>
Total financial assets available within one year	\$ <u>18,689,492</u>	\$ <u>17,758,182</u>

All financial assets listed above are without donor restrictions. The Corporation maintains a policy of structuring its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

Note 10: Statement of Functional Expenses

The statement of functional expenses presents expenses by functional and natural classification. Expenses directly attributable to program services and management and general purposes are reported as expenses of that functional area. All expenses are directly attributable to functional expense categories and none were considered indirect costs requiring allocation.

Note 11: Subsequent Event

On August 8, 2019, the Corporation issued Development Refunding Revenue Bonds in the principal amount of \$18,220,000. The Series 2019 Bonds were issued by the Cleveland-Cuyahoga County Port Authority as fixed rate bonds with a maturity of August 1, 2044 and a coupon rate of 4%. The proceeds of the bonds were issued to (1) refund a portion of the outstanding principal amount of the Series 2014 Bonds; and (2) to pay certain costs of issuance of the Series 2019 Bonds.

**Independent Auditor’s Report on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

Board of Directors
Euclid Avenue Development Corporation

We have audited, in accordance with the 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, the financial statements of Euclid Avenue Development Corporation (a nonprofit corporation) (the “Corporation”), which comprise the statement of financial position as of June 30, 2019, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated September 18, 2019.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Corporation’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation’s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of the internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Board of Directors
Euclid Avenue Development Corporation

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Ciuni + Panichi, Inc.

Cleveland, Ohio
September 18, 2019

OHIO AUDITOR OF STATE KEITH FABER



EUCLID AVENUE DEVELOPMENT CORPORATION

CUYAHOGA COUNTY

CLERK'S CERTIFICATION

This is a true and correct copy of the report which is required to be filed in the Office of the Auditor of State pursuant to Section 117.26, Revised Code, and which is filed in Columbus, Ohio.

Susan Babbitt

CLERK OF THE BUREAU

**CERTIFIED
NOVEMBER 7, 2019**