

**The Public Building Authority
of Coffee County, Tennessee**

**(A Component Unit of
Coffee County, Tennessee)**

Audit Report

June 30, 2009

**The Public Building Authority
of Coffee County, Tennessee
Audit Report
June 30, 2009**

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**The Public Building Authority
of Coffee County, Tennessee
Introductory Section - Unaudited
June 30, 2009**

Roster of Board Members and Management Officials

Board Members

Roger Dotson, Chairman
Manchester, TN

Patricia Pineger, Secretary
Manchester, TN

Richard Dix, Treasurer
Manchester, TN

Jim Major
Tullahoma, TN

Wendell Hanson
Tullahoma, TN

Donna Toney
Manchester, TN

Theresa Lawson
Tullahoma, TN

Management Officials

Michael Osborne, General Manager
Manchester, TN

See Accountants' report.

The Coffee County Public Building Authority Management's Discussion and Analysis (Unaudited) As of June 30, 2009

This section of the Coffee County Public Building Authority's annual financial report presents an analysis of the Authority's purpose, activities and highlights for the fiscal year 2009. Detailed financial information can be found in the financial statements that follow this section.

Authority Purpose

The Coffee County Public Building Authority was established by the Coffee County Commission on September 21, 2000, for the purpose of issuing bonds to governmental agencies generally located in the middle region of the State of Tennessee. In addition, the Authority shall own and operate the Manchester Coffee County Conference Center and any other public buildings within the county as appropriate in the future.

Authority Activities and Highlights

Lending:

The Authority has supported the Middle Tennessee Region issuing \$105,925,000 million in bonds from its inception through July 15, 2009. The bonds were used to benefit the public through water, sewer, and construction projects in Lawrenceburg, Fayetteville, Harriman, Whitehouse, and Winchester, Tennessee, construction of the Manchester Coffee County Conference Center, construction and renovation of Coffee County Schools, and construction of the Coffee County Vocational Training Center.

Manchester Coffee County Conference Center:

The Coffee County Public Building Authority owns and operates the Manchester Coffee County Conference Center (MCCCC). The MCCCC is a full service conference and meeting facility with 13,000 square feet of flexible floor area. Typical uses of the MCCCC are seminars, trade shows, wedding receptions, high school proms and other events, industry and organizational parties, meetings, banquets, and community special events. The MCCCC is managed for the PBA by Executive Chef Michael Osborne. The MCCCC is reported as a proprietary fund of the Authority.

The MCCCC purpose is to provide the citizens of Coffee County with a meeting and event facility, generate revenue, good will, and foster community morale. The MCCCC has been very successful fulfilling this purpose.

Conference Center revenues for this fiscal year were in excess of \$510,000, a 6% decrease over the prior fiscal period. Direct revenue from outside Coffee County, not including indirect revenue and tax dollars, increased by more than \$16,500.00, during the same period, showing greater penetration into both the Greater Middle Tennessee and National Markets.

Overview of the Financial Statements

This discussion and analysis is an introduction to the Authority's basic financial statements, which are comprised to 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."

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.)

Fund Financial Statements

The fund financial statements provide detailed information about the Authority's funds. 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 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 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.

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. These notes are contained in the detailed audit reports for each previous fiscal period. Copies are on file with the State of Tennessee, Coffee County, Manchester City, and Coffee County PBA.

BEAN, RHOTON & KELLEY, PLLC

CERTIFIED PUBLIC ACCOUNTANTS

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Members of American Institute of
Certified Public Accountants,
Tennessee Society of CPAs,
Association of Government Accountants

Independent Auditors' Report

Board of Directors

The Public Building Authority of Coffee County, Tennessee
Manchester, Tennessee

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of The Public Building Authority of Coffee County, Tennessee, a component unit of Coffee County, Tennessee, as of and for the year ended June 30, 2009, which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of 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 opinions.

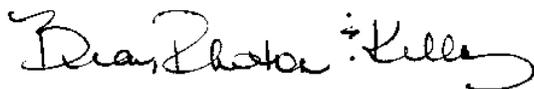
As discussed on Note 1, the financial statements present only the basic financial statements and major governmental fund financial statements of The Public Building Authority of Coffee County, Tennessee, and do not purport to, and do not, present fairly the financial position of Coffee County, Tennessee, as of June 30, 2009, and the respective changes in its financial position and cash flows, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of The Public Building Authority of Coffee County, Tennessee, as of June 30, 2009, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated February 10, 2010, on our consideration of The Public Building Authority of Coffee County, Tennessee's internal control over financial reporting and on our tests of its compliance with certain provisions of the laws, regulations, contracts, and grants. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in conjunction with this report in assessing the results of our audit.

The budgetary comparison information on pages 23 through 24 is not a required part of the basic financial statements but is supplementary information required by 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 opinions on the financial statements that collectively comprise The Public Building Authority of Coffee County, Tennessee's basic financial statements. The introductory section is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The introductory section has not been subjected to the auditing procedures applied to the basic financial statements and, accordingly, we express no opinion on it. The accompanying financial information listed as supplemental information in the table of contents are presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information 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 statements taken as a whole.

A handwritten signature in black ink, appearing to read "Brian Rhoton & Kelley". The signature is written in a cursive, flowing style with a long horizontal tail on the final word.

Bean, Rhoton & Kelley, PLLC
February 10, 2010

**The Public Building Authority
of Coffee County, Tennessee
Statement of Net Assets
June 30, 2009**

	Primary Government		
	Governmental Activities	Business Type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 29,731.62	\$ 165,969.89	\$ 195,701.51
Restricted cash	0.00	15,328.47	15,328.47
Receivables-net of allowances	6,740,000.00	56,841.25	6,796,841.25
Accrued interest receivable	128,773.98	0.00	128,773.98
Inventory	0.00	23,100.54	23,100.54
Capital assets:			
Land	25,000.00	0.00	25,000.00
Buildings and improvements, net of depreciation	0.00	1,957,640.77	1,957,640.77
Furniture, machinery, and equipment net of depreciation	34.44	17,271.60	17,306.04
Deferred bond costs	279,090.81	0.00	279,090.81
TOTAL ASSETS	\$ 7,202,630.85	\$ 2,236,152.52	\$ 9,438,783.37
LIABILITIES			
Accounts payable	\$ 0.00	\$ 58,577.03	\$ 58,577.03
Accrued liabilities	0.00	18,442.83	18,442.83
Accrued interest payable	128,773.98	0.00	128,773.98
Bond premiums	279,090.81	0.00	279,090.81
Noncurrent liabilities:			
Due within one year	440,000.00	0.00	440,000.00
Due in more than one year	6,300,000.00	0.00	6,300,000.00
TOTAL LIABILITIES	\$ 7,147,864.79	\$ 77,019.86	\$ 7,224,884.65
NET ASSETS			
Invested in capital assets	\$ 25,034.44	\$ 1,974,912.34	\$ 1,999,946.78
Restricted	0.00	15,328.47	15,328.47
Unrestricted	29,731.62	168,891.85	198,623.47
TOTAL NET ASSETS	\$ 54,766.06	\$ 2,159,132.66	\$ 2,213,898.72

Notes to financial statements are an integral part of the financial statements.

**The Public Building Authority
of Coffee County, Tennessee
Statement of Activities
For the Year Ended June 30, 2009**

	Program Revenues		Net (Expense) Revenue and Changes in Net Assets		
	Expenses	Fees, Fines and Charges for Services	Primary Government		
			Governmental Activities	Business-type Activities	Total
FUNCTIONS/PROGRAMS					
Primary government					
Governmental activities:					
Legal and professional fees	\$ 1,920.00	\$ 0.00	\$ (1,920.00)	\$ 0.00	\$ (1,920.00)
Meeting and travel expense	1,273.84	0.00	(1,273.84)	0.00	(1,273.84)
Contract labor	1,350.00	0.00	(1,350.00)	0.00	(1,350.00)
Depreciation	39.74	0.00	(39.74)	0.00	(39.74)
Miscellaneous	20.00	0.00	(20.00)	0.00	(20.00)
Interest and other debt related costs	289,385.00	0.00	(289,385.00)	0.00	(289,385.00)
Total governmental activities	<u>293,988.58</u>	<u>0.00</u>	<u>(293,988.58)</u>	<u>0.00</u>	<u>(293,988.58)</u>
Business-type activities:					
Room rental	0.00	42,487.18	0.00	42,487.18	42,487.18
Beverages and food	142,284.79	508,075.95	0.00	365,791.16	365,791.16
Miscellaneous income	0.00	29,050.03	0.00	29,050.03	29,050.03
Payroll	305,352.51	0.00	0.00	(305,352.51)	(305,352.51)
Payroll taxes	24,864.16	0.00	0.00	(24,864.16)	(24,864.16)
Employee benefits	57,543.67	0.00	0.00	(57,543.67)	(57,543.67)
Contract Labor	2,460.00	0.00	0.00	(2,460.00)	(2,460.00)
Dues and subscriptions	1,304.00	0.00	0.00	(1,304.00)	(1,304.00)
Insurance	1,371.45	0.00	0.00	(1,371.45)	(1,371.45)
Licenses and permits	1,640.00	0.00	0.00	(1,640.00)	(1,640.00)
Miscellaneous	14,509.42	0.00	0.00	(14,509.42)	(14,509.42)
Promotional costs	9,345.89	0.00	0.00	(9,345.89)	(9,345.89)
Postage and delivery	1,441.17	0.00	0.00	(1,441.17)	(1,441.17)
Legal and professional	4,080.00	0.00	0.00	(4,080.00)	(4,080.00)
Repairs and maintenance	24,114.41	0.00	0.00	(24,114.41)	(24,114.41)
Utilities	57,187.92	0.00	0.00	(57,187.92)	(57,187.92)
Travel	6,428.95	0.00	0.00	(6,428.95)	(6,428.95)
Supplies	21,805.19	0.00	0.00	(21,805.19)	(21,805.19)
Depreciation	88,764.89	0.00	0.00	(88,764.89)	(88,764.89)
Laundry and linen	32,411.48	0.00	0.00	(32,411.48)	(32,411.48)
Total primary government	<u>\$ 796,909.90</u>	<u>\$ 579,613.16</u>	<u>(293,988.58)</u>	<u>(217,296.74)</u>	<u>(217,296.74)</u>
General revenues					
Appropriations from Coffee County			0.00	76,191.69	76,191.69
Appropriations from Manchester			0.00	91,701.17	91,701.17
Other revenues - See Note 8			34,966.51	0.00	34,966.51
Interest			289,385.00	1,648.58	291,033.58
Total general revenues			<u>324,351.51</u>	<u>169,541.44</u>	<u>493,892.95</u>
Change in net assets			30,362.93	(47,755.30)	(17,392.37)
Net assets-beginning			24,403.13	2,206,887.96	2,231,291.09
Net assets-ending			<u>\$ 54,766.06</u>	<u>\$ 2,159,132.66</u>	<u>\$ 2,213,898.72</u>

Notes to financial statements are an integral part of the financial statements.

**The Public Building Authority
of Coffee County, Tennessee
Balance Sheet
Governmental Funds
June 30, 2009**

	<u>Governmental Fund Types</u>		Total
	<u>General</u>	<u>Bond Fund</u>	(Memorandum Only)
<u>ASSETS AND OTHER DEBITS</u>			
Cash and cash equivalents	\$ 29,731.62	\$ 0.00	\$ 29,731.62
TOTAL ASSETS AND OTHER DEBITS	<u>\$ 29,731.62</u>	<u>\$ 0.00</u>	<u>\$ 29,731.62</u>
<u>FUND EQUITY AND OTHER CREDITS</u>			
Fund balance:			
Unreserved	<u>29,731.62</u>	<u>0.00</u>	<u>29,731.62</u>
TOTAL FUND BALANCE	<u>29,731.62</u>	<u>0.00</u>	<u>29,731.62</u>
 TOTAL LIABILITIES AND FUND BALANCE	 <u>\$ 29,731.62</u>	 <u>\$ 0.00</u>	 <u>\$ 29,731.62</u>

Notes to financial statements are an integral part of the financial statements.

**The Public Building Authority
of Coffee County, Tennessee
Reconciliation of the Balance Sheet to the Statement of Net Assets
June 30, 2009**

Fund balances - total governmental funds \$ 29,731.62

Amounts reported for governmental activities in the Statement of Net Assets are different from amounts reported for governmental funds in the Balance Sheet because:

Capital assets used in governmental activities are not financial resources and therefore not reported in governmental funds.

Capital assets	25,674.00
Less accumulated depreciation	(639.56)

Loans receivable are not due and receivable in the current period and therefore are not reported in the governmental funds.

Notes receivable	6,740,000.00
Interest receivable	128,773.98

Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds.

Bonds, notes, and capital lease obligations	(6,740,000.00)
Accrued interest payable	<u>(128,773.98)</u>

Net assets - total governmental activities \$ 54,766.06

**The Public Building Authority
of Coffee County, Tennessee
Statement of Revenues, Expenditures and Changes in Fund Balance
For the Year Ended June 30, 2009**

	Governmental Fund Types		Totals
	General Fund	Bond Fund	(Memorandum Only)
REVENUES:			
Interest income	\$ 18.83	\$ 289,385.00	\$ 289,403.83
Other income	34,947.68	0.00	34,947.68
Total Revenues	<u>34,966.51</u>	<u>289,385.00</u>	<u>324,351.51</u>
EXPENDITURES			
General and administrative	4,563.84	0.00	4,563.84
Debt service:			
Principal	0.00	405,000.00	405,000.00
Interest and other charges	0.00	289,385.00	289,385.00
Total Expenditures	<u>4,563.84</u>	<u>694,385.00</u>	<u>698,948.84</u>
Excess (deficiency) of revenues over expenditures	<u>30,402.67</u>	<u>(405,000.00)</u>	<u>(374,597.33)</u>
OTHER FINANCING SOURCES (USES):			
Principal payments from Coffee County, Tennessee	0.00	345,000.00	345,000.00
Principal payments from the City of Manchester, Tennessee	0.00	60,000.00	60,000.00
Total Other Financing Sources	<u>0.00</u>	<u>405,000.00</u>	<u>405,000.00</u>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	30,402.67	0.00	30,402.67
Fund balance, beginning of year	(671.05)	0.00	(671.05)
Fund balance, end of year	<u>\$ 29,731.62</u>	<u>\$ 0.00</u>	<u>\$ 29,731.62</u>

Notes to financial statements are an integral part of the financial statements.

**The Public Building Authority
of Coffee County, Tennessee
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund
Balances of the Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2009**

Net change in fund balances - governmental funds \$ 30,402.67

Amounts reported for governmental activities in the Statement of Activities are different from amounts reported for governmental funds in the Statement of Revenues, Expenditures and Changes in Fund Balances, because:

Governmental funds report capital outlays which include principal and interest payments on capital leases as expenditures. However, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expenses for governmental activities.

Depreciation expense (39.74)

Repayment of principal on bonds and notes payable is an expenditure in the governmental funds, but reduces long-term liabilities for governmental activities. Also governmental funds include interest paid in debt service expenditures, whereas interest is accrued and expensed as it becomes payable for governmental activities.

Principal repayments 405,000.00
Interest payments 289,385.00

Receipt of principal on notes receivable is a revenue in the governmental funds, but decreases loans receivable for governmental activities. Also governmental funds include interest received in revenue, whereas interest receivable is accrued as it becomes receivable for governmental activities.

Principal received (405,000.00)
Interest received (289,385.00)

Change in net assets - governmental activities \$ 30,362.93

**The Public Building Authority
of Coffee County, Tennessee
Statement of Net Assets
Proprietary Fund
June 30, 2009**

	Manchester Coffee County Conference Center
CURRENT ASSETS	
Cash and cash equivalents	\$ 165,969.89
Certificates of deposits	15,328.47
Accounts receivable	56,841.25
Inventory	<u>23,100.54</u>
Total current assets	261,240.15
PROPERTY, PLANT, AND EQUIPMENT	
Property, plant, and equipment, net of accumulated depreciation	<u>1,974,912.37</u>
Total property, plant, and equipment	<u>1,974,912.37</u>
TOTAL ASSETS	\$ <u>2,236,152.52</u>
CURRENT LIABILITIES	
Accounts payable	\$ 58,577.03
Accrued liabilities	<u>18,442.83</u>
Total current liabilities	<u>77,019.86</u>
TOTAL LIABILITIES	<u>77,019.86</u>
NET ASSETS	
Invested in capital assets	1,974,912.34
Restricted	15,328.47
Unrestricted	<u>168,891.85</u>
TOTAL NET ASSETS	\$ <u>2,159,132.66</u>

Notes to financial statements are an integral part of the financial statements.

**The Public Building Authority
of Coffee County, Tennessee
Statement of Revenue, Expenses, and Changes in Fund Net Assets
Proprietary Fund
For the Year Ended June 30, 2009**

	Manchester Coffee County Conference Center
OPERATING REVENUES:	
Rental income	\$ 44,703.99
Food, beverage and service sales	534,909.17
	<hr/>
Total Operating Revenues	579,613.16
Operating expenses:	
Cost of food and beverage sold	142,284.79
Maintenance and operations	49,758.51
Payroll expenses	387,760.34
Contract labor	2,460.00
Advertising	9,345.89
Utilities	57,187.92
Professional services	10,847.38
Depreciation	88,764.89
Insurance	1,371.45
Bank charges	2,751.00
Manager's discretionary account	5,789.42
Other	38,588.31
	<hr/>
Total Operating Expenses	796,909.90
	<hr/>
Operating (loss)	(217,296.74)
Nonoperating revenues (expenses):	
Interest income	1,648.58
Appropriations from governments	167,892.86
	<hr/>
Total Nonoperating Revenues (Expenses)	169,541.44
	<hr/>
Net (loss)	(47,755.30)
	<hr/>
Change in net assets	(47,755.30)
	<hr/>
Net assets, beginning of year	2,206,887.96
	<hr/>
Net assets, end of year	\$ 2,159,132.66
	<hr/> <hr/>

Notes to financial statements are an integral part of the financial statements.

**The Public Building Authority
of Coffee County, Tennessee
Statement of Cash Flows
Proprietary Fund
For the Year Ended June 30, 2009**

	Enterprise Fund Manchester Coffee County Conference Center
Cash flows from operating activities:	
Cash received from customers	\$ 555,686.81
Cash paid to employees	(305,352.51)
Cash paid to suppliers and employees	<u>(387,062.67)</u>
Net cash (used) by operating activities	(136,728.37)
Cash flows from capital financing activities:	
Acquisition of fixed assets	<u>(1,697.00)</u>
Net cash (used) by capital financing activities	(1,697.00)
Cash flows from noncapital financing activities:	
Appropriations from governments	<u>167,892.86</u>
Net cash provided by noncapital financing activities	167,892.86
Cash flows from investing activities:	
Investment in restricted certificates of deposits	(15,328.47)
Interest income	<u>1,648.58</u>
Net cash provided by investing activities	<u>(13,679.89)</u>
Net increase in cash and cash equivalents	15,787.60
Cash and cash equivalents at beginning of year	<u>150,182.29</u>
Cash and cash equivalents at end of year	<u>\$ 165,969.89</u>

(continued)

**The Public Building Authority
of Coffee County, Tennessee
Statement of Cash Flows (Continued)
Proprietary Fund
For the Year Ended June 30, 2009**

Reconciliation of operating income to net cash used by operations

Operating loss	\$	(217,296.74)
Adjustments to reconcile net loss to net cash used by operating activities:		
Depreciation and amortization		88,764.89
Decrease in accounts receivable		(23,926.35)
Increase in inventories		(5,055.29)
Increase in accounts payable		24,645.43
Increase in accrued expenses		(3,860.31)
		<hr/>
Total Adjustments		80,568.37
		<hr/>
Net cash used by operating activities	\$	<u>(136,728.37)</u>

Notes to financial statements are an integral part of the financial statements.

**The Public Building Authority
of Coffee County, Tennessee
Notes to Financial Statements
June 30, 2009**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Public Building Authority of Coffee County, Tennessee (the Authority) was incorporated September 5, 2000. The purpose of the Authority is to provide the capital resources (through the sale of bonds, notes, and other obligations) necessary to acquire, construct, reconstruct, rehabilitate, or improve facilities necessary or convenient to the operation of the related entities. In accordance with Section 12-10-108, Tennessee Code Annotated, the Authority has seven Board of Directors that are elected by the governing body; the County Commission of Coffee County, Tennessee, and they hold office for staggered six year terms. As defined in GASB 14, the Authority is a legal entity that meets the definition of a component unit of Coffee County in that a financial benefit/burden relationship exists between the County and the Authority.

Reporting entity

The accounts of The Public Building Authority of Coffee County, Tennessee (the Authority) are maintained, and the financial statements have been prepared, in conformity with recommendations of the Governmental Accounting Standards Board (GASB).

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in Governmental Accounting Standards Board Statements Number 14. There are no discretely presented component units for the Authority.

Government-Wide and Fund Financial Statements

Government-Wide and Fund Financial Statements (i.e. Statement of Net Assets and Statement of Changes in Net Assets) report information on all of the non-fiduciary activities of the Authority and its component units. For the most part, the effect of inter-fund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

The Statement of Net Assets presents the Authority's non-fiduciary 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 debt that is attributable to the acquisition, construction, and improvement of those assets. The outstanding debt is offset by any unspent proceeds for such debt.

Restricted net assets result from restrictions placed on net assets by external sources such as creditors, grantors and contributors, or imposed by law through constitutional provisions or enabling legislation.

Unrestricted net assets consist of net assets which do not meet the definition of the two preceding categories.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as general revenues.

**The Public Building Authority
of Coffee County, Tennessee
Notes to Financial Statements
June 30, 2009
(Continued)**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- continued

Separate financial statements are provided for governmental funds and proprietary funds even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements; nonmajor funds are combined in a single column.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

All other revenue items are considered to be measurable and available only when cash is received by the Authority. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to non-vested sick pay, compensated absences and other long-term commitments and contingencies are recorded only when payment is due.

The Enterprise Fund is accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of this fund are included on the balance sheet. The Enterprise Fund operating statement presents increases (e.g., revenues) and decreases (e.g., expenses) in net total assets. The Enterprise Fund is accounted for using the accrual basis of accounting. Its revenues are recognized when they are earned and its expenses are recognized when they are incurred.

The Authority has adopted GASB Statement No. 20, Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that use Proprietary Fund Accounting. The Authority applies all applicable GASB pronouncements as well as Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) Opinions; issued on or before November 30, 1989 unless those pronouncements conflict with or contradict GASB pronouncements. The Authority has elected not to apply FASB statements and interpretations issued after November 30, 1989.

Deferred revenues arise when potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. Deferred revenues also arise when resources are received by the government before it has a legal claim to them, as when grant monies are received prior to the occurrence of qualifying expenditures. In subsequent periods, when both revenue recognition criteria are met, or when the government has a legal claim to resources, the liability for deferred revenue is removed from the balance sheet and revenue is recognized.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

**The Public Building Authority
of Coffee County, Tennessee
Notes to Financial Statements
June 30, 2009
(Continued)**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- continued

Amounts reported as program revenues include 1) charges to customers for goods, services or privileges provided, and fines and forfeitures, 2) operating grants and contributions, and 3) capital grants and contributions. Amounts reported as general revenues include 1) all taxes, 2) unrestricted revenues for the use of money or property.

Expenses reported by function include direct expenses that are specifically associated with a service or program and are clearly identifiable to a particular program. Some functions, such as general government and fiscal administration, include expenses that are in essence indirect expenses of other functions. The Authority has elected not to charge these indirect expenses to other functions.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods and services in connection with the fund's principal ongoing operations and consist primarily of charges to customers or departments, cost of sales and services, administrative expense and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

The accounts of the Authority are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures, or expenses, as appropriate. Resources are allocated to and accounted for in individual funds based upon the purpose for which they are spent and the means by which spending activities are controlled. The various funds are grouped into one fund type category as follows:

Governmental Fund Types

General Fund - The General Fund is the general operating fund of the Authority. It is used to account for all financial resources except those required to be accounted for in another fund.

Special Revenue Funds - Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes.

Proprietary Fund Type

Enterprise Fund - Enterprise funds are used to account for operations that (a) are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

Equipment

Plant and equipment is stated at cost, and depreciation is computed using the straight-line method based upon the estimated useful lives of the assets. The estimated useful lives vary from five to forty years. Major expenditures for plant and equipment are capitalized while maintenance and repairs are expensed when incurred.

**The Public Building Authority
of Coffee County, Tennessee
Notes to Financial Statements
June 30, 2009
(Continued)**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- continued

Interfund Receivables and Payables and Transactions Between Funds

Short-term amounts owed between funds are classified as "Due to/from other funds." Legally authorized transfers are treated as operating transfers and are included in the results of operations of both Governmental and Proprietary Funds.

Cash and Cash Equivalents

For purposes of reporting cash flows. Cash equivalents include all short-term highly liquid investments with maturities of three months or less.

Conference Center

During the year ended June 30, 2002, the Authority completed construction of the Manchester-Coffee County Conference Center, located adjacent to the Holiday Inn in Manchester. The PBA is responsible for operating the conference center. Operations of the Conference Center are reported as an enterprise fund of the PBA. In an agreement with the Authority, the City of Manchester and Coffee County are jointly responsible for underwriting the debt and operations of the Center. Furthermore, any net profits and losses attributable to the operation of the conference center are born equally by the City of Manchester and Coffee County.

Bond Fund

The bond fund, a special revenue fund, is used to account for the loans made by the Authority to the City and County for capital projects such as the joint industrial park, vocational rehab center, and water lines for the county. The collection of principal and interest on these loans is recorded in the bond fund.

Note 2 - Cash

The Authority is authorized to invest funds in financial institutions and direct obligations of the Federal Government. During 2009, the Authority invested funds that are not immediately needed in certificates of deposit, savings accounts and money market accounts. The Authority's deposits at year-end were entirely covered by federal depository insurance or by collateral held by the Authority's bank in the Authority's name. The carrying amount of total cash deposits (including petty cash) at June 30, 2009, is \$211,029.98.

**The Public Building Authority
of Coffee County, Tennessee
Notes to Financial Statements
June 30, 2009
(Continued)**

NOTE 3 - RECEIVABLES

A summary of governmental receivables for the year ended June 30, 2009, follows:

Coffee County	\$5,170,000.00
City of Manchester	<u>1,570,000.00</u>
	<u>\$6,740,000.00</u>

Of the total, the Public Building Authority expects to receive \$65,000.00 from the City of Manchester and \$375,000.00 from Coffee County for bond payment within the next twelve months.

The business type activities consist of the following receivable for the year ended June 30, 2009:

Trade receivables	\$20,703.49
Coffee County	18,068.88
City of Manchester	<u>18,068.88</u>
	<u>\$56,841.25</u>

NOTE 4 - FIXED ASSETS

Governmental Activities

A summary of changes in property, plant and equipment for the year ended June 30, 2009 follows:

Coffee County Public Authority:

	Balance 7-01-08	Additions	Transfers/ Retirements	Balance 6-30-09
Land	\$25,000.00	\$ 0.00	\$ 0.00	\$ 25,000.00
Equipment	674.00	0.00	0.00	674.00
Less accumulated depreciation - equipment	<u>(599.82)</u>	<u>(39.74)</u>	<u>0.00</u>	<u>(639.56)</u>
Net	<u>\$25,074.18</u>	<u>\$ (39.74)</u>	<u>\$ 0.00</u>	<u>\$ 25,034.44</u>

Depreciation expense amounted to \$39.74 for the year ended June 30, 2009.

**The Public Building Authority
of Coffee County, Tennessee
Notes to Financial Statements
June 30, 2009
(Continued)**

NOTE 4 - FIXED ASSETS – continued

Business Type Activities

A summary of changes in property, plant and equipment for the year ended June 30, 2009 follows:

Coffee County/Manchester Conference Center:

	<u>Balance 7-01-08</u>	<u>Additions</u>	<u>Transfers/ Retirements</u>	<u>Balance 6-30-09</u>
Buildings	\$2,371,318.69	\$ 0.00	\$ 0.00	\$2,371,318.69
Equipment	<u>301,631.33</u>	<u>1,697.00</u>	<u>0.00</u>	<u>303,328.33</u>
	<u>\$2,672,950.02</u>	<u>\$ 1,697.00</u>	<u>\$ 0.00</u>	<u>\$2,674,647.02</u>
Less accumulated depreciation – buildings	\$ (354,394.94)	\$ (59,282.98)	\$ 0.00	\$ (413,677.92)
Less accumulated depreciation – equipment	<u>(256,574.82)</u>	<u>(29,481.91)</u>	<u>0.00</u>	<u>(286,056.73)</u>
	<u>(610,969.76)</u>	<u>(88,764.89)</u>	<u>0.00</u>	<u>(699,734.65)</u>
Net	<u>\$2,061,980.26</u>	<u>\$ (87,067.89)</u>	<u>\$ 0.00</u>	<u>\$1,974,912.37</u>

Depreciation expense amounted to \$88,764.89 for the year ended June 30, 2009.

NOTE 5 - BONDS PAYABLE

The following is a summary of the Authority's bonded debt transactions for the year ended June 30, 2009:

Coffee County Public Authority:

	<u>Outstanding 7-01-08</u>	<u>Additions</u>	<u>Refunding/ Retirements</u>	<u>Outstanding 6-30-09</u>
Bonds, Series 2001A 3.25% - 5.00%	\$1,060,000.00	\$ 0.00	\$ 195,000.00	\$ 865,000.00
Bonds, Taxable Series 2001B 5.8% - 6.70%	185,000.00	0.00	185,000.00	0.00
Bonds, Series Z-6A 4.5% - 5.00%	<u>5,900,000.00</u>	<u>0.00</u>	<u>25,000.00</u>	<u>5,875,000.00</u>
	<u>\$7,145,000.00</u>	<u>\$ 0.00</u>	<u>\$ 405,000.00</u>	<u>\$6,740,000.00</u>

**The Public Building Authority
of Coffee County, Tennessee
Notes to Financial Statements
June 30, 2009
(Continued)**

NOTE 5 - BONDS PAYABLE – continued

Annual debt service requirements for bonds, Series 2001A outstanding to maturity, including interest of \$57,445.00 are as follows:

<u>June 30</u>	
2010	452,645.00
2011	<u>469,800.00</u>
	<u>\$ 922,445.00</u>

Annual debt service requirements for bonds, Series Z-4A outstanding to maturity, including interest of \$1,964,610.10 are as follows:

<u>June 30</u>	
2010	271,412.52
2011	271,412.52
2012	661,412.52
2013	673,862.52
2014	651,412.52
2015 – 2017	2,205,122.50
2018 – 2021	<u>3,104,975.00</u>
	<u>\$ 7,839,610.10</u>

The City of Manchester and Coffee County are jointly responsible for the bonds payable.

NOTE 6 - CONDUIT DEBT

The Authority is an unauthorized conduit debt issuer under the Tennessee Local Government Alternative Loan Program (TN-LOANS Program). The Authority has issued bonds as conduit debt on behalf of the City of Manchester, TN, the City of Winchester, TN, the City of Fayetteville, TN and the City of Lawrenceburg, TN. The borrowers have guaranteed, insured, and pledged certain revenues for repayments of these bond issues. The bonds do not constitute a debt or pledge of faith and credit of the Authority and, accordingly, have not been reported in the accompanying financial statements. The total conduit debt outstanding as of June 30, 2009, for all conduit bond issues is \$55,125,000.

NOTE 7 - INVENTORY

Inventory is stated at cost and includes food and supplies used by the Conference Center.

NOTE 8 – OTHER REVENUES

Total Other Revenues for the year were \$34,966.51. This amount consists of a lawsuit settlement of \$27,500 that the Authority was awarded during the year from the result of a legal issue and \$7,466.51 in various other revenues and fees.

NOTE 9- BUDGETARY DATA

Formal budgetary accounting is employed as a management control for all funds of the Authority. Annual operating budgets are adopted each fiscal year through passage of an annual budget ordinance and amended as required, and the same basis of accounting is used to reflect actual revenues and expenditures/expenses recognized on a generally accepted accounting principles basis. Budgetary control is exercised at the departmental level.

**The Public Building Authority
of Coffee County, Tennessee
Notes to Financial Statements
June 30, 2009
(Continued)**

NOTE 10 – RISK FINANCING ACTIVITIES

It is the policy of the Authority to purchase commercial insurance for the risks of losses to which it is exposed. These risks include general liability, property and casualty, worker's compensation, and environmental. Settled claims have not exceeded commercial coverage in the past three fiscal years, and there are currently no pending lawsuits.

NOTE 11 – RETIREMENT PLAN

The employees of the Authority are covered under the plan covering employees of Coffee County. The Coffee County Government unit pays for this plan.

NOTE 12 – ALLOWANCE FOR DOUBTFUL ACCOUNTS

The Authority has adopted the direct write-off method to account for bad debt expense. Receivables are reviewed annually and uncollectable accounts are currently expensed. There was no bad debt expense in 2009.

**The Public Building Authority
of Coffee County, Tennessee
Schedule of Cash
June 30, 2009**

	<u>Carrying Value</u>
General Fund:	
American City Bank-Checking Account	\$ 29,481.62
Petty Cash	<u>250.00</u>
Total General Fund	<u>29,731.62</u>
 Enterprise Fund:	
American City Bank-Checking Account	\$ 25,692.67
American City Bank-Checking Account	140,027.22
American City Bank-CD	15,328.47
Petty Cash	<u>250.00</u>
Total Enterprise Fund	<u>181,298.36</u>
 Total Cash - All Funds	 <u>\$ 211,029.98</u>

REQUIRED SUPPLEMENTARY INFORMATION

Required Supplementary Information
The Public Building Authority of Coffee County, Tennessee
Budgetary Comparison Schedule - General Fund
For the Year Ended June 30, 2009

	Budgetary Amounts		Actual Amounts (See Note A)	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary fund balance beginning of year	\$ (671.05)	\$ (671.05)	\$ (671.05)	\$ 0.00
Resources (inflows):				
Bond revenues	7,664.00	7,664.00	7,447.68	(216.32)
Other income	0.00	0.00	27,500.00	27,500.00
Interest income	36.00	36.00	18.83	(17.17)
Amounts available for appropriation	<u>7,700.00</u>	<u>7,700.00</u>	<u>34,966.51</u>	<u>27,266.51</u>
Charges to appropriations (outflows):				
Legal and professional	5,500.00	5,500.00	1,920.00	3,580.00
Other Expenses	3,900.00	3,900.00	2,643.84	1,256.16
Total charges to appropriations	<u>9,400.00</u>	<u>9,400.00</u>	<u>4,563.84</u>	<u>4,836.16</u>
Budgetary fund balance, end of year	\$ <u>(2,371.05)</u>	\$ <u>(2,371.05)</u>	\$ <u>29,731.62</u>	\$ <u>(32,102.67)</u>

Required Supplementary Information
The Public Building Authority of Coffee County, Tennessee
Budgetary Comparison Schedule
Note to Required Supplementary Information
June 30, 2009

	<u>General Fund</u>
Note A: Explanation of Differences Between Budgetary Inflows and Outflows and GAAP Revenues and Expenditures	
Sources/Inflow of Resources:	
Actual amounts (budgetary basis) "available for appropriation" from the budgetary comparison schedule	\$ 34,966.51
Differences - Budget to GAAP	
There are no differences from Budget to GAAP	<u>0.00</u>
Total revenues as reported on the statement of revenues, expenditure, and changes in fund balances - governmental funds	<u><u>34,966.51</u></u>
Uses/Outflows of Resources	
Actual amounts (budgetary basis) "total charges to appropriations": from the budgetary comparison schedule	4,563.84
Differences - Budget to GAAP	
There are no differences from Budget to GAAP	<u>0.00</u>
Total expenditures as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	\$ <u><u>4,563.84</u></u>

See Accountants' report.

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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
Coffee County Public Building Authority
Manchester, Tennessee

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of The Public Building Authority of Coffee County, Tennessee, a component unit of Coffee County, Tennessee, as of and for the year ended June 30, 2009, which collectively comprise The Public Building Authority of Coffee County, Tennessee's basic financial statements and have issued our report thereon dated February 10, 2010. 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.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered The Public Building Authority of Coffee County, Tennessee's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over financial reporting that we consider to be significant deficiencies.

A control deficiency 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 misstatements on a timely basis. A significant deficiency is a control deficiency, or a combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control. We consider the deficiencies described below to be significant deficiencies in internal control over financial reporting.

Prior Year Significant Deficiencies:

1. Significant Deficiency:
While performing tests on expenditures in the 2006 audit period, we found a lack of documentation for mileage, travel and other reimbursed expenses. Of the four expense report disbursements selected for testing, one did not have a supporting mileage log, and three were lacking copies of receipts for expenditures related to uniform maintenance and other miscellaneous expenses. Undocumented amounts averaged \$60 per report. As part of our 2007 testing, we randomly selected three expense reports. None had supporting mileage logs, and one was lacking copies related to uniform maintenance and other miscellaneous expenses. Undocumented amounts ranged from \$62 to \$545. In 2008, we randomly selected two expense reports. Mileage logs were kept. However, no documentation was attached for other expenses. Undocumented

expenses ranged from \$51 to \$95. We also randomly selected two petty cash reports. Approximately twelve of the twenty-seven items on these reports did not have supporting documentation. Amounts range from \$1 to \$88. – This problem no longer exists.

2. Significant Deficiency:

During our 2006 review of payroll expenditures we found timecards for hourly employees were not signed by the employee or the manager. Additionally, there were vast differences in the vacation policy followed by the Conference Center when compared to the County Policy, such as the method to accrue leave. For example, the County policy establishes an accrual per pay period, while the Center's policy is to accrue a full year of leave on January 1. The Center's policy also allows for the General Manager to give additional paid leave as incentive solely at his discretion. Because some of the Center's staff receives certain other employee benefits through the County, it is unclear whether the Center should be following the County's leave policy or their own.

In our 2007 testing, we found a disbursement of \$2,325 of accrued vacation benefits and \$1,000 of insurance reimbursements made directly to an employee. No taxes were withheld, no supporting documentation found, and no reporting was made to the Internal Revenue Service.

During the 2008 testing, while our samples showed that the manager was approving timesheets before payment, there were timecards not signed by the employee. – This problem still exists, but had been corrected by the end of the 2009 fiscal year.

3. Significant Deficiency:

Throughout the audit process, we found an overall lack of management oversight and control in the daily functions of the Conference Center. Within any entity, particularly a governmental entity, it is imperative that there is a clear and strong presence of management in the general operations. It is the responsibility of the Board and other governments directly associated with the entity to specifically design, implement and monitor controls to ensure that the entity is compliant with applicable federal, state and local laws – This problem no longer exists.

Current Year Significant Deficiencies:

1. Significant Deficiency:

In our review of the overall accounting controls of the Center's accounting system, we found several areas where proper segregation of duties might be obtained. The Center's inability to properly segregate the control of funds from record-keeping duties is a significant weakness in controls. It is understood that due to the lack of available personnel this situation does and will continue to exist. The Board should realize the additional responsibilities imposed.

Recommendation:

Because of the number of office staff working for the Center, we do not believe a complete segregation of duties is possible that would eliminate all weaknesses in the Center's accounting system. However, a thorough study of the internal control aspect of the accounting system should be considered by the Center. Certain additional procedures and segregation of proper duties could increase the control over the assets.

Board's Comment:

Because of the size and nature of the Center's operation, there is no practical way to remedy this situation. We will work on these issues to mitigate the risks.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

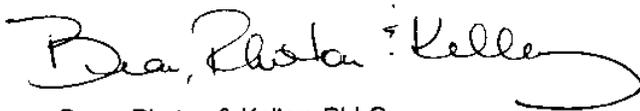
Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether The Public Building Authority of Coffee County, Tennessee's financial statements are free of material misstatement, we performed tests of it's 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 and other matters that are required to be reported under *Governmental Auditing Standards*.

The Public Building Authority's response to the findings identified in our audit is described above. We did not audit The Public Building Authority's response and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of the Board of Directors, management, City Council, County Commissioners and the State of Tennessee and is not intended to be and should not be used by anyone other than these specified parties.



Bean, Rhoton & Kelley, PLLC
February 10, 2010