TULSA AUTHORITY FOR ECONOMIC OPPORTUNITY
(A Component Unit of the City of Tulsa, Oklahoma)

FINANCIAL REPORTS
June 30, 2023 and 2022

TULSA AUTHORITY FOR ECONOMIC OPPORTUNITY
(A Component Unit of the City of Tulsa, Oklahoma)
Index
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RSM US LLP

Independent Auditor's Report

Board of Trustees
Tulsa Authority for Economic Opportunity

Opinion
We have audited the financial statements of the Tulsa Authority for Economic Opportunity (the Authority), a component unit of the City of Tulsa, Oklahoma, as of and for the years ended June 30, 2023 and 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Authority, as of June 30, 2023 and 2022, and the changes in financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion
We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements
Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority 's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit 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 Authority 's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority 's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and pension information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority 's basic financial statements. The combining schedules and notes to the schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining schedules and notes to the schedules, as listed in the table of contents, are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

RSM US LLP

Kansas City, Missouri
December 8, 2023

As the management of the Tulsa Authority for Economic Opportunity (the "Authority"), a component unit of the City of Tulsa, Oklahoma (the "City"), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended June 30, 2023 and 2022. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements and notes as a whole. All amounts, unless otherwise specified, are expressed in thousands of dollars.

Financial Highlights

The assets and deferred outflows of resources of the Authority exceeded its liabilities and deferred inflows of resources at the close of the current year by $30,530. Of this amount, $30,278 is invested in capital assets, $11,488 is restricted for development programs, $651 is restricted for debt service, and $476 is restricted for capital repairs. Additionally, the Authority had $12,363 of unrestricted net position deficit resulting from debt issued for developer construction which will be paid over the life of the bonds with tax increment revenues.

During 2023, the Authority's net position decreased $3,468 to $30,530. During 2022, the Authority's net position increased $21,647 to $33,998.

The Authority's operating revenues increased $1,267 to $11,282 in 2023, a 13% increase. During 2023 operating expenses decreased $7,312 to $15,701, a decrease of 32%.

Overview of the Financial Statements

The Authority, a legally separate public trust, is reported by the City as a discretely presented component unit in the City's Annual Comprehensive Financial Report. The primary purpose of the Authority is to promote economic development and racial equality within and near Tulsa, Oklahoma. Its activities primarily consist of promoting economic development, redevelopment, adequate housing and general public health, safety and welfare.

This discussion and analysis are intended to serve as an introduction to the Authority's basic financial statements. The basic financial statements include: 1) Statement of Net Position, 2) Statement of Revenues, Expenses, and Changes in Net Position, 3) Statement of Cash Flows, and 4) Notes to the Financial Statements.

Financial Statements

The financial statements of the Authority report information using accounting methods similar to those used by private sector companies. These statements offer short- and long-term financial information about its activities. The Statement of Net Position includes all of the Authority's assets, liabilities and deferred inflows of resources and provides information about the nature and amounts of investments in resources (assets) and the obligations to the creditors (liabilities). It also provides the basis for assessing the liquidity and financial flexibility of the Authority.

Financial Analysis, continued

All of the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses and Changes in Net Position. This statement measures the financial success of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered all its costs through its user fees and other charges, profitability, and credit worthiness.

The third required financial statement is the Statement of Cash Flows. The primary purpose of this statement is to provide information about the Authority's cash receipts and cash payments during the reporting period. This statement allows financial statement users to assess whether the Authority's current cash flows are sufficient to pay its obligations. The statement reports cash receipts, cash payments, and changes in cash resulting from operating, investing, and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the period. The notes to the financial statements provide additional information necessary for a full and complete understanding of the data provided in the financial statements.

NET POSITION

The Authority's net position decreased $3,468 or 10% to $30,530 during the year ended June 30, 2023. The Authority's net position increased $21,647 or 175% to $33,998 during the year ended June 30, 2022. The following table provides a summary of net position:

SUMMARY OF NET POSITION

	2023	2022	2021 (Restated)
Current assets	$ 29,689	$ 31,234	$ 6,779
Noncurrent assets	15,349	13,215	9,803
Capital assets, net	36,192	37,028	10,774
Total assets	81,230	81,477	27,356
Total deferred outflows of resources	1,432	1,766	-
Current liabilities	3,021	2,086	268
Noncurrent liabilities	33,987	35,005	2,913
Total liabilities	37,008	37,091	3,181
Total deferred inflows of resources	15,124	12,154	11,824
Net position:			
Net investment in capital assets	30,278	30,469	7,797
Restricted	12,615	8,449	3,860
Unrestricted	(12,363)	(4,920)	694
Total net position	$ 30,530	$ 33,998	$ 12,351

Net Position, continued

The following changes occurred in 2023:

- Current assets decreased $1,545, primarily due to a $4,788 decrease in cash and cash equivalents as a result of amounts transferred to developers by the Authority, partially offset by increased property and sales taxes, and increased property lease rentals.
- Noncurrent assets increased $2,134, primarily due to a $1,169 increase in notes receivable for loans made for developer assistance.
- Capital assets decreased by $836 mainly due to depreciation of $1,450.
- Noncurrent liabilities decreased $1,020 primarily due to a $603 payment on an advance from the City and from $560 related to upcoming bond payments.
- Deferred inflow of resources increased $2,970 in the current year primarily from an increase in deferred inflows related to property tax of $2,757 and an increase in lease related deferred inflows of $230, partially offset by a decrease in pension related amounts of $17.
- Net position decreased by $3,468. The majority of the decrease was due to amounts transferred to developers, parking lot operator expenses, and contractual repairs on parking facilities.

The following changes occurred in 2022:

- Current assets increased $24,455, primarily due to a $22,895 increase in cash and cash equivalents as a result of the transfer of parking operations to the Authority, increased property and sales taxes, and increased property lease rentals on a facility transferred to the Authority by the City.
- Noncurrent assets increased $3,412, primarily due to a $2,989 increase in cash and cash equivalents from the proceeds of bonds issued and held as a debt service reserve.
- Capital assets increased by $26,254 mainly as a result of lease and parking assets being transferred from the City.
- In 2022 the Authority began participation in the Municipal Employees Retirement Plan and recognized a deferred outflow of resources related to pension of $1,766.
- Current liabilities increased $1,818 primarily due to a $603 payment coming due on an advance from the City and from $443 related to a bond payment.
- Noncurrent liabilities increased $32,092 due to $26,851 in tax apportionment revenue bonds, $3,044 from an advance from the City, and $2,253 related to compensated absences for employees of the authority.
- Deferred inflow of resources increased $330 in the current year primarily from an increase in deferred inflows related to property tax of $701 and pension related amounts of $63 offset by a decrease in lease related deferred inflows of $434.
- Net position increased by $21,647. The majority of the increase was due to amounts invested in capital assets that resulted from the transfer of parking operations from the City and assets held and restricted for developer programs.

SUMMARY OF CHANGES IN NET POSITION

	2023	2022	2021 (Not restated)
Operating revenues	$ 11,282	$ 10,015	$ 2,314
Program suport from City of Tulsa	1,489	4,127	520
Other nonoperating revenues	728	342	36
Total revenues	13,499	14,484	2,870
Depreciation expense	1,450	1,437	276
Other operating expense	14,251	21,576	1,007
Nonoperating expense	1,266	2,871	-
Total expenses	16,967	25,884	1,283
Capital contributions from City of Tulsa	-	2,574	-
Special item Transfer of parking activities from City of Tulsa	-	30,473	-
Change in net position	(3,468)	21,647	1,587
Net position, beginning of year, as restated	33,998	12,351	11,156
Net position, end of year	$ 30,530	$ 33,998	$ 12,743

In 2023, total revenues decreased by $985, or 7% due to lower program support from the City, partially offset by higher operating revenues from ad valorem taxes and parking facilities. Total expenses decreased by $8,917 or 34%; this was primarily due to decreased developer assistance. Nonoperating expenses decreased by $1,605 primarily due to the absence of bond issuance costs of $1,096 and an increase in interest expense of $242.

In 2022, total revenues increase by $11,614 or 405% due to parking facility income related to assets transferred to the Authority from the City as well as increased program support from the City. Total expenses increased $24,601 or 1,918%; the most significant expense increases were related to developer assistance funded by bond issuance, personnel services for employees providing economic development services previously employed by the City, and operator expenses related to parking facilities and services. Nonoperating expenses in 2022 include bond issuance costs of $1,096, interest expense of $1,006 primary related to the new bonds and a investment loss of $736 resulting from a market value decline.

In 2022 the City transferred an asset with a historical value of $2,574 to the Authority that is being leased to a significant employer in the City. This transfer is shown as a capital contribution. Also, in 2022 the City transferred parking assets and related activities previously held by the Tulsa Parking Authority. The net carrying value of the transfer was $30,473.

CAPITAL ASSETS

The Authority's investment in capital assets as of June 30, 2023 and 2022 was $36,192 and $37,028, respectively (net of accumulated depreciation). This investment in capital assets consists of an airline hangar building, parking facilities and equipment transferred to the Authority in 2022, and right to use assets relating to leased land and a building.

CAPITAL ASSETS, NET OF ACCUMULATED DEPRECIATION

	2023	2022	2021 (restated)
Land	$ 9,348	$ 9,348	$ -
Right-to-use land	2,977	2,977	2,977
Buildings	65,872	65,861	11,040
Right-to-use building	90	-	-
Equipment	1,881	1,368	-
Land Improvements	778	778	-
	80,946	80,332	14,017
Less accumulated depreciation/amortization	44,754	43,304	3,243
Capital assets, net	$ 36,192	$ 37,028	$ 10,774

DEBT

At June 30, 2023 and 2022 the Authority had outstanding tax apportionment revenue bond debt of $26,710, and $27,071, respectively. The bonds were issued in 2022, and principal payments began in 2022 and will continue until the bonds are paid in full no later than December 2043.

The bonds are subject to repayment through tax increment revenues derived from the increment districts. Additional information regarding the Authority's obligations can be found in Note 7 to the financial statements.

At June 20, 2023 and 2022, the Authority also had an outstanding advance payable to the City of $3,011, and $3,647, respectively. The advance represents an amount owed to the City for the Tulsa Public Facilities Series 2021 Refunding Bonds that were used to pay debt relating to the parking operations transferred from the City.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Authority's appointed officials considered many factors when setting the 2024 budget and fees charged for business-type activities. Lease revenues are governed by rates negotiated in long-term leases. Property tax and sales tax revenues are based on development in the TIF districts and economic conditions.

At the national level, unemployment remained at 3.6% at the end of fiscal-year 2023 consistent with the prior year. Unemployment in the Tulsa metropolitan area was slightly below the national level during fiscal year 2023. The rate was 3% at the end of fiscal-year, a decrease of .5% from last year.

The Authority seeks development projects in order to assist in diverse areas of emphasis including financing arrangements for industrial, commercial and other organizations that include conduit debt and tax increment financing programs. The Authority expends sales tax and property tax previously collected in TIF districts in accordance with the approved plan for each TIF.

The estimated revenues in the budget for fiscal year 2024 increased due to estimated ad-valorem and sales tax collections. Estimated expenses increased due to increased staffing levels. Developer assistance and interest expense are both expected to decrease.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to City of Tulsa, Office of the Controller, 175 E Second Street, Suite 1570, Tulsa, OK 74103.

TULSA AUTHORITY FOR ECONOMIC OPPORTUNITY
(A Component Unit of the City of Tulsa, Oklahoma)
STATEMENTS OF NET POSITION
June 30, 2023 and 2022

(Amounts expressed in thousands)	2023	2022
Assets		
Current assets:		
Cash and cash equivalents	$ 11,893	$ 11,571
Cash and cash equivalents, restricted	10,602	15,711
Interest receivable	90	32
Accounts receivable, net	692	371
Sales tax receivable	718	661
Property tax receivable	5,444	2,676
Current portion of lease receivable	238	212
Current portion of notes receivable	12	-
Total current assets	29,689	31,234
Noncurrent assets:		
Cash and cash equivalents - restricted	3,517	2,989
Lease receivable	10,028	9,591
Nondepreciable capital assets	9,348	9,348
Depreciable capital assets, net	26,844	27,680
Note receivable - restricted	1,804	635
Total noncurrent assets	51,541	50,243
Total assets	$ 81,230	$ 81,477
Deferred outflows of resources		
Pension related amounts	$ 1,432	$ 1,766

(continued)

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

TULSA AUTHORITY FOR ECONOMIC OPPORTUNITY
(A Component Unit of the City of Tulsa, Oklahoma)
STATEMENTS OF NET POSITION (continued)
June 30, 2023 and 2022

(Amounts expressed in thousands)	2023	2022
Liabilities		
Current liabilities:		
Accounts payable and accrued liabilities	$ 1,366	$ 1,007
Current portion revenue bond payable	560	220
Unearned revenue	209	-
Bond interest payable	96	97
Advance from City	611	603
Current portion of lease liability	104	66
Compensated absences	75	93
Total current liabilities	3,021	2,086
Noncurrent liabilities:		
Advance from City	2,400	3,044
Deposits subject to refund	54	4
Revenue bonds payable, net	26,410	27,140
Unamortized discount	(260)	(289)
Lease liability	2,800	2,847
Net pension liability	2,535	2,253
Compensated absences	48	6
Total noncurrent liabilities	33,987	35,005
Total liabilities	$ 37,008	$ 37,091
Deferred Inflows of Resources		
Pension related amounts	$ 46	$ 63
Leases	9,719	9,489
Property tax revenue	5,359	2,602
Total deferred inflows of resources	$ 15,124	$ 12,154
Net Position		
Net investment in capital assets	$ 30,278	$ 30,469
Restricted for:		
Development programs	11,488	7,298
Debt service	651	651
Capital repairs	476	500
Unrestricted net position (deficit)	(12,363)	(4,920)
Total net position	$ 30,530	$ 33,998

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

TULSA AUTHORITY FOR ECONOMIC OPPORTUNITY
(A Component Unit of the City of Tulsa, Oklahoma)
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
Years Ended June 30, 2023 and 2022

(Amounts expressed in thousands)	**2023**	**2022**
Operating Revenues:		
Property leases and rentals	$ 787	$ 799
Property tax	2,621	1,896
Sales tax	718	652
Parking income	6,752	6,243
Administrative service fee income	250	350
Other income	154	75
Total operating revenue	11,282	10,015
Operating Expenses:		
Personnel services	2,554	2,338
Legal services	193	-
Adminstrative expenses	124	124
Consulting services	493	494
Other services	366	302
Parking contractual building repair	445	58
Parking lot operator expense	3,290	3,017
Public education support	266	166
Developer assistance	6,520	15,077
Depreciation and amortization	1,450	1,437
Total operating expenses	15,701	23,013
Operating loss	(4,419)	(12,998)
Nonoperating revenues (expenses):		
Program support from City of Tulsa	1,489	4,127
Donations	4	144
Grant revenue	159	-
Interest expense	(1,248)	(1,006)
Interest revenue on lease receivable	202	198
Interest expense on advance	(18)	(30)
Investment gain (loss)	363	(739)
Bond issuance expense	-	(1,096)
Total nonoperating revenue	951	1,598
Capital Contributions from City of Tulsa	-	2,574
Special item		
Transfer of parking activities from City of Tulsa	-	30,473
Change in net position	(3,468)	21,647
Net position, beginning of year	33,998	12,351
Net position, end of year	$ 30,530	$ 33,998

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

TULSA AUTHORITY FOR ECONOMIC OPPORTUNITY
(A Component Unit of the City of Tulsa, Oklahoma)
STATEMENTS OF CASH FLOWS
Years Ended June 30, 2023 and 2022

(Amounts expressed in thousands)	2023	2022
Cash flows from operating activities:		
Receipts from customers	$ 7,718	$ 7,058
Payments to suppliers for goods and services	(5,209)	(3,886)
Property tax receipts	2,610	1,898
Sales tax receipts	661	253
Payments to employees	(1,954)	(1,569)
Payments for developer assistance	(539)	(39)
Net cash provided by operating activities	3,287	3,715
Cash flows from noncapital financing activities:		
Issuance of Loans Receivable	(1,181)	(635)
Proceeds from bond issuance	-	27,077
Program support from City of Tulsa	1,489	13,579
Grant revenue	368	-
Principal paid on bonds	(390)	(30)
Interest paid on bonds	(1,160)	(827)
Bond issuance costs paid	-	(1,096)
Bond project developer payments	(5,774)	(14,596)
Donations	4	144
Net cash provided (used) by noncapital financing activities	(6,644)	23,616
Cash flows from capital and related financing activities:		
Acquisition of capital assets	(597)	(114)
Payments to City of Tulsa on advance	(635)	(621)
Interest expense	(61)	(58)
Advance expense paid	(18)	(30)
Interest revenue on lease receivable	202	198
Payments for lease principal	(99)	(64)
Net cash used for capital and related financing activities	(1,208)	(689)
Cash flows from investing activities:		
Investment gain (loss)	306	(758)
Net cash provided (used) by investing activities	306	(758)
Net increase (decrease) in cash and equivalents	(4,259)	25,884
Cash and cash equivalents, beginning of year	30,271	4,387
Cash and cash equivalents, end of year	$ 26,012	$ 30,271

(continued)

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

TULSA AUTHORITY FOR ECONOMIC OPPORTUNITY
(A Component Unit of the City of Tulsa, Oklahoma)
STATEMENTS OF CASH FLOWS (continued)
Years Ended June 30, 2023 and 2022

(Amounts expressed in thousands)

	2023	2022
Reconciliation of cash and cash equivalents to the Statement of Net Position:		
Current unrestricted cash and cash equivalents	$ 11,893	$ 11,571
Current restricted cash and cash equivalents	10,602	15,711
Noncurrent restricted cash and cash equivalents	3,517	2,989
	$ 26,012	$ 30,271
Reconciliation of operating loss to net cash provided by operating activities:		
Operating loss	$ (4,419)	$ (12,998)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation and amortization	1,450	1,437
Developer assistance from bond proceeds classified as noncapital financing	5,981	15,038
Changes in assets, liabilities and deferred inflows and outflows:		
Increase in receivables and other assets	(3,610)	(845)
Increase in payables and other liabilities	274	167
Increase in deferred inflows	2,987	267
Increase in net pension related amounts	599	550
Increase in compensated absences	25	99
Net cash provided by operating activities	$ 3,287	$ 3,715
Noncash noncapital financing activities		
Transfer of parking activities from City of Tulsa	$ -	$ 23,596
Noncash capital financing activities		
Capital acquisitons in accounts payable	$ 73	$ -

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

1. NATURE OF BUSINESS, REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES

NATURE OF BUSINESS AND REPORTING ENTITY - The Tulsa Authority for Economic Opportunity (the "Authority") is a public trust created under Section 176, Title 60 of the Oklahoma Statutes and Oklahoma Trust Act. The primary purpose of the Authority is to promote economic development and racial equality within and near Tulsa, Oklahoma. Its activities primarily consist of promoting economic development, redevelopment, adequate housing and general public health, safety and welfare. The Authority does business as PartnerTulsa.

The Authority is a component unit of the City of Tulsa (the "City") and is included in the City's Annual Comprehensive Financial Report as a discretely presented component unit. The trust indenture was created in 1969 with the City of Tulsa as the beneficiary and the Metropolitan Tulsa Chamber of Commerce as Trustor. The trust indenture was amended in February 2021 changing the name from the Tulsa Industrial Authority, updating the purpose of the trust, and redefining the composition of the trustees. The trustees include the Mayor of the City of Tulsa, five commissioners of the Tulsa Development Authority, and seven additional trustees appointed by the Mayor subject to the approval of the City Council of the City of Tulsa.

In 2022, the Authority began operating multiple parking facilities received from the City; these assets were initially held and maintained by the Tulsa Parking Authority ("TPA"). See Note 2, Restatement and Special Item for additional discussion.

BASIS OF ACCOUNTING – The financial statements of the Authority are prepared in accordance with generally accepted accounting principles ("GAAP") as applied to business type activities of governmental units. The Governmental Accounting Standards Board ("GASB") is the standard-setting body for governmental accounting and financial reporting. The GASB periodically updates its codification of the existing Governmental Accounting and Financial Reporting Standards, which, along with subsequent GASB pronouncements (Statements and Interpretations), constitutes GAAP for governmental units.

The financial statements of the Authority have been prepared on the accrual basis of accounting using the economic resources measurement focus. Revenues, expenses, gains, losses, assets, liabilities and deferred inflow/outflow of resources from exchange and exchange-like transactions are recognized when the exchange transaction takes place. Voluntary nonexchange transactions are recognized when all applicable eligibility requirements are met. Operating revenues and expenses include exchange and nonexchange transactions. Investment income is included in nonoperating revenues.

1. NATURE OF BUSINESS, REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES, continued

CASH AND CASH EQUIVALENTS - Cash and cash equivalent reported on the statement of net position include both the amounts deposited within the City's pooled portfolio and other cash and cash equivalents. The Authority's cash and cash equivalents included in the City's pooled portfolio are recorded at the net asset value of its position in the City's pooled portfolio.

For purposes of reporting cash flows, the Authority considers all highly liquid debt instruments with an original maturity of three months or less when purchased, and amounts held by the City's portfolio pool, to be cash equivalents.

The amounts held in the City's pooled portfolio are considered liquid as they are available to be withdrawn on demand, with no redemption restrictions.

The Authority is allocated interest monthly based on their average daily position in the City's pooled portfolio. Changes in fair value of the City's pooled portfolio are allocated annually based on the Authority's position as of June 30.

INVESTMENTS –The Authority invests available funds in accordance with the bond indentures and/or state statutes, authorized investments consist of obligations of the U.S. Treasury and federal agencies and instrumentalities. The investments of the Authority are reported at fair value.

FAIR VALUE MEASUREMENTS – Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is a market-based measurement, not an entity specific measurement. For some assets and liabilities, observable market transactions or market information might be available; for others, it might not be available. However, the objective of a fair value measurement in both cases is the same - that is, to determine the price at which an orderly transaction to sell the asset or to transfer the liability would take place between market participants at the measurement date under current market conditions. Fair value is an exit price at the measurement date from the perspective of a market participant that controls the asset or is obligated for the liability. The Authority categorizes its assets and liabilities measured at fair value within the hierarchy established by generally accepted accounting principles. Assets and liabilities valued at fair value are categorized based on inputs to valuation techniques as follows:

Level 1 input – Quoted prices for identical assets or liabilities in an active market that an entity has the ability to access.

Level 2 input – Quoted prices for similar assets or liabilities in active markets and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the asset or liability.

Level 3 input – Inputs that are unobservable for the asset or liability which are typically based upon the Authority's own assumptions as there is little, if any, related market activity.

NOTES TO THE BASIC FINANCIAL STATEMENTS (In thousands of dollars)

1. NATURE OF BUSINESS, REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES, continued

Hierarchy – The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs.

Inputs – If the fair value of an asset or a liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

RESTRICTED ASSETS – Restricted assets of the Authority are restricted under terms of the Tax Increment Financing ("TIF") Districts and project agreements with the City.

RECEIVABLES – Receivables represent amounts due for leases, parking operations, administrative fees, property taxes and sales tax from tax increment financing districts. A receivable is considered past due if any portion of the receivable balance is outstanding past terms. The Authority has historically not experienced significant uncollectible accounts and has recorded an allowance for doubtful accounts for the years ended June 30, 2023 and 2022 of $0 and $4, respectively.

CAPITAL ASSETS - Capital assets, with an initial cost of $5 or more and a useful life of greater than one year, are stated at cost. Donated assets are recorded at acquisition value as of the date donated. Assets placed in service are depreciated on a straight-line basis over the estimated service life below:

	Estimated Service Life
Buildings	20-50 years
Equipment	5-20 years
Land improvements	20-30 years
Right-to-use leased land	35 years
Right-to-use building	2-3 years

DEFERRED OUTFLOWS/INFLOWS OF RESOURCES- Deferred outflows of resources represent a consumption of net position that applies to a future period and will not be reported as an outflow of resources (expense) until then. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until then. The Authority records deferred outflows of resources and deferred inflows of resources related to their participation in the Municipal Employees' Retirement Plan (MERP). The Authority reports a deferred inflow for property tax revenue that will be recognized in the year for which it is levied. The Authority also recognized a deferred inflows of resources related to several leases.

ADVANCE FROM CITY – Advances from the City represent an amount owed to the City based on a funding agreement with the City, in connection with the City's agreement with the Tulsa Public Facilities Authority, to issue debt that allowed the Tulsa Parking Authority to refund its Series 2012 Refunding Bonds.

1. NATURE OF BUSINESS, REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES, continued

NET POSITION - Net position of the Authority represents the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets net of accumulated depreciation and reduced by the outstanding balances of borrowings used to finance the purchase or construction of those assets. Net position is reported as restricted when there are limitations imposed on their use either through enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. When an expense is incurred for purposes for which both restricted and unrestricted resources are available, the Authority first applies restricted resources.

Unrestricted net position is the difference between assets and deferred outflows less liabilities and deferred inflows that do not meet the definition of investment in capital assets or restricted.

PENSIONS – For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of MERP and additions to/deductions from MERP's fiduciary net position have been determined on the same basis as they are reported by MERP. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

COMPENSATED ABSENCES – The Authority grants all employees an aggregated pool of paid leave (referred to as Paid Time Off, or "PTO") that can be used for vacation, sick leave, or personal days at the employee's discretion. Full time employees are granted PTO, the rate of the annual accrual ranges from 13 to 25 days based on duration of employment with the Authority. Unused PTO can be carried over and ranges from 10 to 30 days based on duration of employment. Accumulated PTO leave vests, and the Authority is obligated to make payment even if the employee terminates, with the maximum payout capped at 80 hours of earned and unused PTO. The liability for paid leave consists of unpaid, accumulated annual leave balances. The liability has been calculated using the vesting method, in which leave amounts for both employees who currently are eligible to receive separation payments and other employees who are expected to become eligible in the future to receive such payments upon separation are included. The amount of unpaid leave is charged to expense during the period earned and is probable of payout, and a corresponding liability is established.

BOND DISCOUNTS - Discounts are amortized over the life of the revenue bonds using the effective interest method**.**

UNEARNED REVENUE - Unearned revenue represents payments and/or revenue received but not yet recognized since it has not been earned. Unearned revenue is composed primarily of money received for Federal and/or State grants in advance of services to be provided.

1. NATURE OF BUSINESS, REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES, continued

LEASES

Lessee: The Authority is a lessee for a noncancellable lease of land. The Authority recognizes a lease liability and an intangible right-to-use lease asset (lease asset). At the commencement of a lease, the Authority initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the Authority determines (1) the discount rate it uses to discount the expected lease payment to present value, (2) lease term, and (3) lease payments.

- The Authority uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Authority generally uses its estimated incremental borrowing rate as the discount rate for the leases.
- The lease term includes the noncancellable period of the lease. Lease payments include the measurement of the lease liability are composed of the fixed payments and purchase option price that the Authority is reasonably certain to exercise.

The Authority monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Lessor: The Authority is a lessor for noncancellable leases. The Authority recognizes a lease receivable and deferred inflow of resources on the statement of net position. At the commencement of a lease, the Authority initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of the lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments related to leases include how the Authority determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The Authority uses its estimated incremental borrowing rate as the discount rate for the leases or a rate based on the economic characteristics of the transaction.
- The lease term includes the noncancellable period of the lease. Lease receipts include in the measurement of the lease receivable are composed of the fixed payments from the lessee.

1. NATURE OF BUSINESS, REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES, continued

LEASES, Lessor

The Authority monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

REVENUE AND EXPENSES – Operating revenues include activities that have the characteristics of exchange transactions, such as parking facility revenues, lease revenue and administrative fee income. Additionally, property tax and sales tax derived from TIF districts that the Authority manages are considered operating revenues because they relate to the principal operations of the Authority.

The Authority receives property tax on real property located within certain TIF districts. Property taxes are levied each October 1st on the assessed valuation of non-exempt real property located in the City as of the preceding January 1st, the lien date. Property taxes are due on November 1st following the levy date, although they may be paid in two equal installments (if the first installment is paid prior to January 1st, the second installment is not delinquent until April 1st). Property taxes are collected by the Treasurer of Tulsa County and are remitted to the City. Property tax receivables are recorded on the lien date, although the related revenue is reported as a deferred inflow of resources and will not be recognized until the year for which it is levied. Sales taxes are collected by the State of Oklahoma and remitted to the City the month following collection. The City retains the sales tax until the revenue in the tax increment financing districts is certified by the City. The incremental revenue is remitted to the Authority in the year following the collection. The Authority records the sales tax revenue in the period when the certification occurs.

Lease revenues resulting from the lease of storefronts of parking garages are included in parking income.

Grant revenues occur when the Authority is a recipient of grant revenues and recognizes revenues, net of estimated uncollectible amounts, when all applicable eligibility requirements are met. Resources received before eligibility requirements are met are reported as unearned revenues.

Operating expenses include general and administrative costs, parking operation expenses, facility leasing expense, and all costs incurred to administer the TIF districts.

Nonoperating revenue consists of interest earned on deposits, donations, grants received, and program support from the City of Tulsa.

INCOME TAXES - With regards to federal income taxes, the Authority is nontaxable as a political subdivision under Section 115(1) of the Internal Revenue Code.

NOTES TO THE BASIC FINANCIAL STATEMENTS (In thousands of dollars)

1. NATURE OF BUSINESS, REPORTING ENTITY AND 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 amounts reported on the financial statements and accompanying notes. Actual results could differ from those estimates.

TAX INCREMENT FINANCING DISTRICT MANAGEMENT -The City has authorized multiple TIF districts and delegated to the Authority management of certain TIF districts pursuant to the approved project plans including the authority to issue tax apportionment bonds or notes, pledge revenues from current or future years for repayment and incur project costs.

The Authority has no taxing power.

2. SPECIAL ITEMS

SPECIAL ITEM – Effective July 1, 2022, the Tulsa Parking Authority transferred all of its assets and liabilities and net position of $30,473 to the City of Tulsa who in turn transferred those asset and liabilities and net position to the Authority. The Authority also entered into a project agreement to pay the City the amount of debt service on the Tulsa Public Facilities Authority 2021 Revenue bonds that had been issued to refund the bonds payable of the Tulsa Parking Authority. Below is a summary of the balances transferred.

Assets:	
Current assets	$ 9,210
Noncurrent assets	651
Capital assets	25,003
Total assets	$ 34,864
Liabilities:	
Current liabilities	$ 713
Long-term liabilities	3,678
Total liabilities	$ 4,391
Net Position:	
Net invested in capital assets	$ 20,736
Restricted	651
Unrestricted	9,086
Total net position	$ 30,473

3. CASH DEPOSITS AND INVESTMENTS

CASH AND CASH EQUIVALENTS - Cash deposits of the Authority are held within the City's pooled portfolio except for cash held separately for payroll payments of $293. The City's pooled portfolio consists primarily of time deposits and other securities guaranteed by the United States Government or its agencies. At June 30, 2023 and 2022, the Authority maintained balances of $20,147 and $18,224, respectively, in the City's pooled portfolio which represents 1.62% and 1.56%, respectively, of the City's pooled portfolio.

The City's pooled portfolio is collateralized by securities held by the City or its agent in the City's name as of June 30, 2023 and 2022.

Please refer to the City's Annual Comprehensive Financial Report for additional information on the City's pooled portfolio, including required disclosures of risk and fair value measurement techniques. A copy of the City's separately-issued report can be obtained at www.cityoftulsa.org.

INVESTMENTS – As of June 30, 2023 and 2022 the Authority has money market mutual funds of $5,572 and $11,755, respectively, which are reported as cash equivalents on the statements of net position.

Interest Rate Risk – Interest rate risk is the risk that a change in interest rates will adversely affect the value of an investment.

The Authority's investment policy is established by bond indentures that provide for maturity of investments as bonds become due or as funds are needed to provide for developer payments.

Credit Risk – Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations.

The Authority's bond indentures dictate the types of investments that can be purchased thereby reducing credit risk.

Custodial Credit Risk – For deposits with financial institutions, custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party.

The Authority's policy for custodial credit risk requires compliance with provisions of state law and demand deposits be collateralized by at least 110% of the amount not federally insured. The Authority's deposits held separately for the payroll payments are collateralized with a letter of credit from Federal Home Loan Bank. Therefore, at June 30, 2023 and 2022 none of the Authority's deposits were exposed to custodial credit risk.

3. CASH DEPOSITS AND INVESTMENTS, continued

Concentration of Credit Risk – The Authority places no limit on the amount that may be invested in any one issuer.

INVESTMENT INCOME – Investment income for the years ended June 30, 2023 and 2022 included a net decrease in fair value of investments and cash equivalents of $258 and $836, respectively.

NOTES TO THE BASIC FINANCIAL STATEMENTS (In thousands of dollars)

4. CAPITAL ASSETS

The changes in capital assets during the year ended June 30, 2023 and 2022 are summarized as follows:

2023	Beginning Balance	Increases	Decreases	Ending Balance
Nondepreciable capital assets:				
Land	$ 9,348	$ -	$ -	$ 9,348
Total nondepreciable capital assets	9,348	-	-	9,348
Capital assets being depreciated/amortized				
Right-to-use land	$ 2,977	$ -	$ -	$ 2,977
Right-to-use building	-	90	-	90
Buildings	65,861	11	-	65,872
Equipment	1,368	513	-	1,881
Land improvements	778	-	-	778
Total capital assets being depreciated/amortized	70,984	614	-	71,598
Less accumulated depreciation/amortization:				
Right-to-use land	(90)	(90)	-	(180)
Right-to-use building	-	(36)	-	(36)
Buildings	(41,730)	(1,237)	-	(42,967)
Equipment	(1,244)	(56)	-	(1,300)
Land improvements	(240)	(31)	-	(271)
Total accumulated depreciation/amortization	(43,304)	(1,450)	-	(44,754)
Total, net	27,680	(836)	-	26,844
Capital assets, net	$ 37,028	$ (836)	$ -	$ 36,192

2022	Beginning Balance (as restated)	Increases	Decreases	Ending Balance
Nondepreciable capital assets:				
Land	$ -	$ 9,348	$ -	$ 9,348
Total nondepreciable capital assets	-	9,348	-	9,348
Capital assets being depreciated/amortized				
Right-to-use land	$ 2,977	$ -	$ -	$ 2,977
Buildings	11,040	54,821	-	65,861
Equipment	-	1,368	-	1,368
Land improvements	-	778	-	778
Total capital assets being depreciated/amortized	14,017	56,967	-	70,984
Less accumulated depreciation/amortization:				
Right-to-use land	-	(90)	-	(90)
Buildings	(3,243)	(38,487)	-	(41,730)
Equipment	-	(1,244)	-	(1,244)
Land improvements	-	(240)	-	(240)
Total accumulated depreciation/amortization	(3,243)	(40,061)	-	(43,304)
Total, net	10,774	16,906	-	27,680
Capital assets, net	$ 10,774	$ 26,254	$ -	$ 37,028

Capital asset increases during 2022 include transfers from the City of $27,578, net of accumulated depreciation, of which $25,003 related to the transfer of parking operations reported as a special item.

5. PENSION PLAN

Plan Description – Employees of the Authority are provided with pensions through the Municipal Employees' Retirement Plan (MERP) - a cost-sharing multiple-employer defined benefit pension plan administered by the City. MERP provides retirement, disability and death benefits which are established by City ordinance to plan members and beneficiaries. MERP's financial statements and required supplementary information are included in the City's Annual Comprehensive Financial Report. The report may be obtained by writing to the City of Tulsa, Office of the Controller, 175 E. 2nd Street, Suite 1570, Tulsa, Oklahoma 74103, or online at www.cityoftulsa.org.

Benefits Provided – MERP provides retirement, disability, and death benefits. Retirement benefits are determined based on the employee's highest 30 months of pensionable wages during the last five years of service and a multiplier based on the years of service. Employees entering the plan prior to July 1, 2018, are eligible for full retirement at age 65 and at least 5 years of service or when the years of service plus the employee's age equals or exceeds 80. Reduced benefits are available after age 55 and 5 years of service (Early Retirement). Benefits for Early retirement are reduced 2.5 percent per year prior to age 65. Employees entering the plan on or after July 1, 2018 are eligible for full retirement at age 65, with at least 5 years of service, or when the years of service plus the employee's age equals or exceeds 90. Reduced benefits are available after age 60 and 5 years of service (Early Retirement). Benefits for Early retirement are reduced 6.0 percent per year prior to age 65. Five years of service is required for nonservice-related disability eligibility. Disability benefits are determined in the same manner as normal retirement. Death benefits for vested participants are, at the spouse's election, a refund of contribution plus interest or a life annuity of 50 percent of the member's accrued benefit determined based on final average earnings and service as of the date of death.

Contributions – Contributions are set per City ordinance. Beginning January 1, 2021 to September 24, 2022, the employee contribution rate was 7.5 percent of their pensionable wages and 8 percent thereafter. Beginning January 1, 2021 to September 24, 2022, the Authority's contribution rate was 16.5 percent of payroll and 17 percent thereafter. Actual contributions to the pension plan from MERP were $238 and $187 for the years ended June 30, 2023 and 2022, respectively.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2023 and 2022, the Authority reported a liability of $2,535 and $2,253, respectively, for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2023. Standard update procedures were used to roll forward the total pension liability to June 30, 2023. The Authority's proportion of the net pension liability was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating employers. At June 30, 2023 and 2022, the Authority's proportion was 0.9041 and 0.838 percent, respectively.

NOTES TO THE BASIC FINANCIAL STATEMENTS (In thousands of dollars)

5. PENSION PLAN, continued

For the year ended June 30, 2023 and 2022 the Authority recognized pension expense of $599 and $551, respectively. At June 30, 2023, and 2022, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

2023:	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual plan experience	$ 216	$ 1
Changes of assumptions	74	45
Net difference between projected and actual earnings on pension plan investments	56	-
Changes in proportion and differences between Authority's contributions and proportionate share of contributions	1,086	-
Total	$ 1,432	$ 46

2022:	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual plan experience	$ 51	$ 3
Changes of assumptions	151	60
Net difference between projected and actual earnings on pension plan investments	152	-
Changes in proportion and differences between Authority's contributions and proportionate share of contributions	1,412	-
Total	$ 1,766	$ 63

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (gain) as follows:

Year	
2024	$ (589)
2025	(486)
2026	(331)
2027	20
	$ (1,386)

NOTES TO THE BASIC FINANCIAL STATEMENTS (In thousands of dollars)

5. PENSION PLAN, continued

Actuarial assumptions – The total pension liability was determined by an actuarial valuation as of January 1, 2023, using the following actuarial assumptions, applied to all periods included in the measurement.

Inflation	2.50 percent
Salary increases	3.50 to 9.50 percent, including inflation.
Investment rate of return	6.75 percent compounded annually, net of investment expense and including inflation

Mortality rates were based on PubG-2010 mortality table. Mortality was projected generationally using Scale MP-2021.

The actuarial assumptions used in the January 1, 2023 valuation were based on the results of an actuarial experience study for the five-year period ending December 31, 2020.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. The ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return an asset allocation percentage which is based on the nature and mix of current and expected plan investments. This weighted-return is then increased by expected inflation and reduced by assumed investment expense. Best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Fixed income	20%	2.75%
Domestic equity	36%	6.00%
International equity	24%	4.50%
Real estate	12%	5.25%
Commodities and Timber	7%	4.50%
Cash	1%	0.50%
Total	100%	

Discount Rate – The discount rate used to measure the total pension liability was 6.75 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from the participating employers will be made as specified in MERP's funding policy. Beginning January 1, 2021 to September 24, 2022, the employer contribution rate was 16.50 percent of payroll and 17 percent thereafter. Based on those assumptions, MERP's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of the projected benefit payments to determine the total pension liability.

NOTES TO THE BASIC FINANCIAL STATEMENTS (In thousands of dollars)

5. PENSION PLAN, continued

Sensitivity of the Authority's proportionate share of the net pension liability to changes in the discount rate – The following presents the Authority's proportionate share of the net position liability calculated using the discount rate of 6.75 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75 percent) or 1-percentage-point higher (7.75 percent) than the current rate.

2023	1% Decrease (5.75%)	Current Discount Rate (6.75%)	1% Increase (7.75%)
Authority's proportionate share of the net pension liability	$ 3,471	$ 2,535	$ 1,753

2022	1% Decrease (5.75%)	Current Discount Rate (6.75%)	1% Increase (7.75%)
Authority's proportionate share of the net pension liability	$ 3,059	$ 2,253	$ 1,579

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the City's Annual Comprehensive Financial Report; which can be located at www.cityoftulsa.org.

6. LEASES

Authority as Lessor

On June 6, 2008, the Authority signed a sublease agreement with American Airlines (AA) to lease the hangar and land to AA. The agreement commenced with the completion of the construction of the hangar in October of 2009 for a minimum of 10 years. The lease term was extended for an additional 15 years ending September 24, 2034. The lease was also amended to include additional 15-year term, that if exercised will extend the lease to September 24, 2049. The terms of the lease require AA to pay the Authority an amount equal to the ground lease charged by TAIT and a facility rent that is reduced if AA maintain a minimum 5,000 employees and that Tulsa International Airport remain AA's primary in-house heavy maintenance and engineering center. During the fiscal year 2023, the Authority recognized $338 in lease revenue and $189 in interest income related to this agreement. As of June 30, 2023, the Authority's receivable for lease payments was $9,399. During the fiscal year 2022 the Authority recognized $338 in lease revenue and $190 in interest income related to this agreement. As of June 30, 2022, the Authority's receivable for lease payments was $9,510. The Authority also has a deferred inflow of resources associated with the lease that will be recognized as revenue over the lease term. At June 30, 2023 and 2022, the balance of the deferred inflow of resources was $8,880 and $9,219, respectively.

NOTES TO THE BASIC FINANCIAL STATEMENTS (In thousands of dollars)

6. LEASES, continued

The Authority also leases parking facility storefronts to various tenants; some leases extend through 2033. TAEO receives monthly lease payments, which for the years ended June 30, 2023 and 2022 totaled $118 and $81, respectively. For the years ended June 30, 2023 and 2022, TAEO recognized $110 and $96, respectively, in lease revenue recorded with parking facility revenue, and $14 and $8, respectively, in interest revenue related to these leases. At June 30, 2023, TAEO has a lease receivable for lease payments of $867 and an associated deferred inflow of $839. At June 30, 2022, TAEO has a lease receivable for lease payments of $293 and an associated deferred inflow of $270.

Authority as Lessor

The schedule below shows future expected rent receipts for both retail space within parking facilities and the AA lease, and assumes AA meets requirements for reduced facility rent and no increases in ground rent based on the Implicit Price Deflator index for Gross Domestic Product.

Year	Principal	Interest	Total
2024	238	244	482
2025	254	235	489
2026	386	225	611
2027	414	211	625
2028	398	198	596
2029-2033	1,973	813	2,786
2034-2038	1,817	570	2,387
2039-2043	2,008	379	2,387
2044-2048	2,218	168	2,386
2049-2051	560	8	568
Total	$ 10,266	$ 3,051	$ 13,317

Civic Center Parkade and Underground Lots-

On July 1, 2021, the City leased to the Authority the Civic Center Parkade and Underground lots for fifty years and so long thereafter as any indebtedness incurred by the Authority is secured by the property or its revenues remains unpaid. In exchange for the lease agreement the Authority is required to maintain and operate the property. The City provided $500 in 2022 as a one time funding for possible structural repairs.

6. LEASES, continued

Geothermal Wells-

On August 23, 2012, the Authority signed an Assignment and Lease Agreement with the George Kaiser Family Foundation (GKFF). The Authority is the Lessee of certain real estate in Tulsa County, Oklahoma, commonly known as the Guthrie Green Park (Park Property). Over and across the Park Property, the Authority has constructed certain improvements consisting of a geothermal well field and solar energy panel system consisting of underground piping and other appurtenances and facilities supporting ground source heat pump heating and cooling systems for adjoining buildings. The term is effective beginning on August 23, 2012 and expires July 31, 2062 for the sum of one dollar.

On August 23, 2012, the Authority signed a Ground Lease Agreement with the George Kaiser Family Foundation (GKFF) that provides GKFF the right of occupancy of the Real Property that will be granted and assigned back to GKFF. The term is effective beginning on August 1, 2012 and expires July 31, 2062. The Authority agrees to pay to GKFF as rental for the use and occupancy of the Real Property the sum of one dollar per year, due in advance for the entire lease term. GKFF and the Authority agree and recognize that the token rental amount is set in recognition of the fact that the Ground Lease is entered into in order to facilitate the construction, lease-back and operation of the geothermal well field on the real property pursuant to the terms of a separate lease agreement. Based on the nature of the lease agreement the Authority does not include the capital assets in their financial statements.

NOTES TO THE BASIC FINANCIAL STATEMENTS (In thousands of dollars)

7. LONG-TERM LIABILITIES

The changes in long-term liabilities for the years ended June 30, 2023 and 2022 are summarized as follows:

2023:	Beginning Balance	Increases	Decreases	Ending Balance	Due within One Year
Long-term liabilities:					
Advance payable	$ 3,647	$ -	$ (636)	$ 3,011	$ 611
Bonds payable, net	27,071	-	(361)	26,710	560
Lease payable	2,913	90	(99)	2,904	104
Net pension liability	2,253	282	-	2,535	-
Compensated absences	99	24	-	123	75
Total other long-term liabilities	$ 35,983	$ 396	$ (1,096)	$ 35,283	$ 1,350

2022:	Beginning Balance (as restated)	Increases	Decreases	Ending Balance	Due within One Year
Long-term liabilities:					
Advance payable	$ -	$ 4,267	$ (620)	$ 3,647	$ 603
Bonds payable, net	-	27,077	(6)	27,071	220
Lease payable	2,977	-	(64)	2,913	66
Net pension liability	-	2,253	-	2,253	-
Compensated absences	-	99	-	99	93
Total other long-term liabilities	$ 2,977	$ 33,696	$ (690)	$ 35,983	$ 982

Advance Payable

The Authority entered into a funding agreement with the City to pay the City an amount equal to the debt service on 2021 TPFA Capital Improvement Revenue Bonds. The 2021 TPFA Capital Improvement Revenue Bond proceeds were used to facilitate refunding the Tulsa Parking Authority's Series 2012 Revenue Refunding bonds. Subsequent to the refunding and in conjunction with the execution of the funding agreement, all assets of the Tulsa Parking Authority were transferred to the City and the City transferred the assets to the Authority. Future annual debt service on the TPFA 2021 Capital Improvement Revenue Bonds range from $484 to $634 annually and continue through 2028 with an interest rate ranging from 1.25% to 2.00%.

NOTES TO THE BASIC FINANCIAL STATEMENTS (In thousands of dollars)

7. LONG-TERM LIABILITIES, continued

Bonds Payable

Tax Apportionment Revenue Bonds are special limited obligations payable exclusively from the pledged trust estate and includes certain tax increment revenues. The sole source of funds to make payments on the bonds is the tax increment revenues derived from the increment district. The Authority has the following tax apportionment revenue bonds.

Bond, Series, Maturity Date	Issue Amount	Interest Rate	Beginning Balance	Increases	Decreases	Ending Balance	Due within One Year
Tax Apportionment Revenue Bonds:							
Vast Bank Project, Series 2021, 2044	$ 7,760	4.000%	$ 7,730	$ -	$ (155)	$ 7,575	$ 295
Santa Fe Square Project, Series 2021, 2042	$ 19,630	4.375%	19,630	-	(235)	19,395	265
			27,360	-	(390)	26,970	560
Unamortized discounts			(289)	-	29	(260)	-
Total bonds payable			$ 27,071	$ -	$ (361)	$ 26,710	$ 560

Vast Bank Project

On August 31, 2021, The Authority issued $7,760 Series 2021 tax apportionment revenue bonds. The proceeds of these bonds were used to reimburse for a development project within Increment District No. 11 also known as the Ball Park Area TIF District as well as fund a reserve and pay for cost of issuances. The bonds will be repaid through revenues generated by tax increment from the development project. The bonds have a final maturity of December 1, 2043 and are subject to a mandatory redemption prior to maturity to the extent of excess tax increment on December 1 of each year.

NOTES TO THE BASIC FINANCIAL STATEMENTS (In thousands of dollars)

7. LONG-TERM LIABILITIES, continued

Santa Fe Square Project

On September 22, 2021, The Authority issued $19,630 Series 2021 tax apportionment revenue bonds. The proceeds of these bonds are being used to reimburse for a development project within Increment District No. 8 also known as the Santa Fe Square TIF District as well as fund a reserve, fund capitalized interest and pay for cost of issuances. The bonds will be repaid through revenues generated by tax increment from the development project. The bonds have a final maturity of December 1, 2041 and are subject to a mandatory redemption prior to maturity to the extent of excess tax increment on December 1 of each year.

Future Maturities

Principal and interest payment in subsequent years are as follows:

	Tax Apportionment Bonds	
	Principal	Interest
2024	$ 560	$ 1,140
2025	550	1,117
2026	1,255	1,078
2027	1,355	1,023
2028	1,465	962
2029-2033	9,050	3,739
2034-2038	12,735	1,451
	$ 26,970	$ 10,510

Future principal and interest payment on Tax Apportionment Bonds are based on estimated tax increment revenues.

NOTES TO THE BASIC FINANCIAL STATEMENTS (In thousands of dollars)

7. LONG-TERM LIABILITIES, continued

LEASE PAYABLE

On June 6, 2008, the Authority signed a sublease agreement with Tulsa Airports Improvements Trust (TAIT) to lease certain lands. The agreement commenced with the completion of the construction of the hangar in October of 2009 for a minimum of 10 years. On July 11, 2019, the Authority exercised the 15-year option period under the current Agreement and TAIT consented to and acknowledged the Authority's execution of its option to extend the term of the agreement for an additional 15 years ending September 24, 2034. The lease was also amended to include two additional 10-year renewals, that if exercised will extend the lease to September 24, 2054.

On July 1, 2022, the Authority entered into a lease with the Tulsa Public Facilities Authority (TPFA) in order to lease office space at One Technology Center (OTC). The lease with TPFA is for one year and includes four one-year renewal options.

At June 30, 2023 and 2022, the Authority has recognized a right to use asset of $2,852 and $2,887, respectively, and a lease liability of $2,904 and $2,913, respectively related to these leases. For the year ended June 30, 2023 and 2022 the Authority recorded $126 and $90, respectively, in amortization expense and $61 and $58, respectively, in interest expense for the right to use land and office space. The following future annual minimum lease payment schedule is subject to increase based on the Implicit Price Deflator index for Gross Domestic Product.

Authority as Lessee

	Principal	Interest	Total
2024	$ 104	$ 58	$ 162
2025	88	54	142
2026	70	53	123
2027	71	52	123
2028	73	50	123
2029-2033	385	229	614
2034-2038	426	188	614
2039-2043	471	143	614
2044-2048	520	94	614
2049-2053	575	39	614
2054	121	1	122
	$ 2,904	$ 961	$ 3,865

8. PLEDGED REVENUE

Vast Bank Project- The Authority has pledged future tax increment revenues derived from certain developed properties within Tax Increment District No. 11 to repay approximately $7,760 in tax apportionment revenue bonds. Proceeds from the bonds provided financing for the development of the property.

Total principal and interest remaining on the debt is $10,248 with annual requirements ranging from $592 to $1,051 through 2038. For the years ended June 30, 2023 and 2022, principal and interest paid amounted to $461 and $263, respectively. Tax increment revenue totaled $781 and $579 for fiscal years 2023 and 2022, respectively. For the fiscal years 2023 and 2022, annual debt service required 41% and 45%, respectively, of tax increment revenues within District No. 11.

Santa Fe Square Project- The Authority has pledged future tax increment revenues derived from Tax Increment District No. 8 to repay approximately $19,630 in tax apportionment revenue bonds. Proceeds from the bonds provided financing for the development of the property.

Total principal and interest remaining on the debt is $27,232 with annual requirements ranging from $1,108 to $2,141 through 2042. For the years ended June 30, 2023 and 2022, principal and interest paid amounted to $1,089 and $594, respectively. Tax increment revenue totaled $640 and $435 for fiscal years 2023 and 2022, respectively. For both fiscal years 2023 and 2022, annual debt service required 100% of tax increment revenues plus cash available from prior year tax increment revenues.

9. CONDUIT DEBT

The notes and bonds issued by the Authority are special and limited obligations of the Authority; payable solely out of revenues derived from and in connection with the underlying loan agreements and the underlying security provided under the loan agreements. The Authority or any political subdivision thereof is not obligated in any manner for repayment of the notes and bonds. Accordingly, the notes and bonds are not reported as liabilities in the accompanying financial statements nor are the related investments reported as assets.

The aggregate outstanding principal balances due on these notes and bonds were approximately $83 and $98 million at June 30, 2023 and 2022, respectively.

The Authority loans the proceeds from notes and bonds to organizations.

NOTES TO THE BASIC FINANCIAL STATEMENTS (In thousands of dollars)

10. COMMITMENTS

The Authority has entered into multiple agreements with developers within TIF districts. The agreements are subject to availability of revenues generated by the TIF and completion of project milestones by the developer. At June 30, 2023 and 2022 the Authority had outstanding developer commitments of approximately $92 million, of which $7.2 million is available from bond proceeds. Additionally, the Authority has entered into agreements at June 30, 2023 and 2022 to loan $1.3 million and $2 million, respectively, to developers from monies received from the City for the revolving loan fund.

11. RELATED-PARTY TRANSACTIONS

During the years ended June 30, the Authority conducted the following transactions with related parties.

	2023	2022
Program support from the City of Tulsa for operations	$ 952	$ 992
Payment from City of Tulsa for capital repairs of leased underground parking lot	$ -	$ 500
Program support from the City of Tulsa for revolving loan fund	$ 537	$ 2,635
Payment from Tulsa Development Authority for operation management	$ 250	$ 350
Transfer from City of Tulsa of parking operations of Tulsa Parking Authority	$ -	$ 30,473
Transfer from City of Tulsa of leasing asset	$ -	$ 2,574
Payments to City of Tulsa for advance payable	$ 653	$ 651
In kind administrative support provided by City	$ 124	$ 124

12. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. All significant leased assets required the lessee to purchase insurance to cover the risk of loss. The operator of the parking garage facilities is required to purchase insurance to cover the risk of loss. There have been no losses that exceeded coverage in the current year or in the three prior years. The Authority also maintains insurance coverage for commercial liability, employee health and dental and workers' compensation.

13. GENERAL LITIGATION

The Authority participates in various grant programs. The Authority's compliance with applicant grant requirements will be established at a future date. The amount of grant expenditures which may be disallowed by the granting agencies cannot be determined at this time, although the Authority anticipates such amounts, if any, will be immaterial.

The Authority is subject to claims and lawsuits that arise primarily in the course of ordinary business. It is the opinion of management that the disposition or ultimate resolution of such claims and lawsuits, if any, will not have a material adverse effect on the net position, changes in net position and cash flows of the Authority.

REQUIRED SUPPLEMENTARY INFORMATION (In thousands of dollars)

Municipal Employees' Retirement Plan
Schedule of Proportionate Share - For the current year and prior year

Year	Authority's proportion of net pension liability	Authority's proportionate share of net pension liability	Authority's covered payroll	Authority's proportionate share of net pension liability as a percentage of its covered payroll	Plan fiduciary net position as a percentage of total pension liability
2023	0.9041%	$ 2,535	$ 1,412	180%	67.16%
2022	0.8384%	$ 2,253	$ 1,133	199%	66.62%

Municipal Employees' Retirement Plan
Schedule of Employer Contributions - Current year and prior year

Year	Contractually Required Contributions	Actual Contributions	Contribution Deficiency (Excess)	Covered Payroll	Actual Contributions as a Percentage of Covered Payroll
2023	$ 238	$ 238	$ -	$ 1,412	16.88%
2022	$ 187	$ 187	$ -	$ 1,133	16.50%

The Authority first participated in MERP in 2022.

OTHER SUPPLEMENTARY INFORMATION

In addition to the basic financial statements, the Authority presents a combining schedule of net position, a combining schedule of revenues, expenses and changes in net position and a combining schedule of cash flows for its three sub funds of the operations of the Authority. Brief explanations of these sub funds are as follows:

The Operating Fund – This fund is used to account for unrestricted revenues and expenses of the Authority including community and economic development operations.

Special Projects Fund – This fund is used to account for special projects such as monies received for revolving loans and grant funds.

Tax Increment Financing (TIF) Fund – This fund is used to account for the Tax Increment Financing Activities managed by the Authority

TULSA AUTHORITY FOR ECONOMIC OPPORTUNITY
(A Component Unit of the City of Tulsa, Oklahoma)
COMBINING SCHEDULE OF NET POSITION (In thousands of dollars)
June 30, 2023

	Operating Fund	Special Projects Fund	TIF Fund	Total
Assets				
Current assets:				
Cash and cash equivalents	$ 11,893	$ -	$ -	$ 11,893
Cash and cash equivalents, restricted	-	1,555	9,047	10,602
Interest receivable	42	5	43	90
Accounts receivable	692	-	-	692
Sales tax receivable	-	-	718	718
Property tax receivable	-	-	5,444	5,444
Internal balances -Transfers for TIF Administration	339	-	(339)	-
Current portion of lease receivable	238	-	-	238
Current portion of notes receivable	-	12	-	12
Total current assets	13,204	1,572	14,913	29,689
Noncurrent assets:				
Cash and cash equivalents, restricted	1,127	-	2,390	3,517
Lease receivable	10,028	-	-	10,028
Nondepreciable capital assets	9,348	-	-	9,348
Depreciable capital assets, net	23,992	-	-	23,992
Right to use asset - lease	2,852	-	-	2,852
Notes receivable - restricted	-	1,804	-	1,804
Total noncurrent assets	47,347	1,804	2,390	51,541
Total assets	60,551	3,376	17,303	81,230
Deferred outflows of resources				
Pension related amounts	1,432	-	-	1,432
Liabilities				
Current liabilities:				
Accounts payable and accrued liabilities	386	30	950	1,366
Current portion revenue bonds payable	-	-	560	560
Bond interest payable	-	-	96	96
Unearned revenue	-	209	-	209
Advance from City	611	-	-	611
Current portion of lease liability	104	-	-	104
Compensated absences	75	-	-	75
Total current liabilities	1,176	239	1,606	3,021
Noncurrent liabilities:				
Advances from City	2,400	-	-	2,400
Revenue bonds payable, net	-	-	26,410	26,410
Unamortized Discount	-	-	(260)	(260)
Deposits subject to refund	54	-	-	54
Lease liability	2,800	-	-	2,800
Net pension liability	2,535	-	-	2,535
Compensated absences	48	-	-	48
Total noncurrent liabilities	7,837	-	26,150	33,987
Total liabilities	9,013	239	27,756	37,008
Deferred Inflows of Resources				
Pension related amounts	46	-	-	46
Leases	9,719	-	-	9,719
Property tax revenue	-	-	5,359	5,359
Total Deferred outflows of resources	9,765	-	5,359	15,124
Net Position				
Net investment in capital assets	30,278	-	-	30,278
Restricted for:				
Development programs	-	3,080	8,408	11,488
Debt Service	651	-	-	651
Capital repairs	476	-	-	476
Unrestricted net position (deficit)	11,800	57	(24,220)	(12,363)
Total net position (deficit)	$ 43,205	$ 3,137	$ (15,812)	$ 30,530

The accompanying note to the supplementary information is an integral part of this schedule.

TULSA AUTHORITY FOR ECONOMIC OPPORTUNITY
(A Component Unit of the City of Tulsa, Oklahoma)
COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION (In thousands of dollars)
Year Ended June 30, 2023

	Operating Fund	Special Projects Fund	TIF Fund	Total
Operating Revenues:				
Property leases & rentals	$ 787	$ -	$ -	$ 787
Property tax	-	-	2,621	2,621
Sales tax	-	-	718	718
Parking facility income	6,752	-	-	6,752
Admin fee income	250	-	-	250
Other income	154	-	-	154
Total operating revenues	7,943	-	3,339	11,282
Operating Expenses:				
Personnel services	2,554	-	-	2,554
Legal services	193	-	-	193
Administrative expenses	124	-	-	124
Consulting services	334	159	-	493
Other services	318	-	48	366
Parking contractual building repair	445	-	-	445
Parking lot operator expense	3,290	-	-	3,290
Tulsa public schools	-	-	266	266
Developer assistance	-	-	6,520	6,520
Depreciation and amortization	1,450	-	-	1,450
Total operating expenses	8,708	159	6,834	15,701
Operating loss	(765)	(159)	(3,495)	(4,419)
Nonoperating revenues:				
Program support from City of Tulsa	952	537	-	1,489
Grant revenue	-	159	-	159
Donations	4	-	-	4
Interest expense	(61)	-	(1,187)	(1,248)
Interest on lease receivable	202	-	-	202
Interest expense on advance	(18)	-	-	(18)
Investment loss	55	45	263	363
Total nonoperating revenues	1,134	741	(924)	951
Transfers for TIF Administration	280	-	-	280
Transfers for TIF Administration	-	-	(280)	(280)
Change in net position (deficit)	649	582	(4,699)	(3,468)
Net position (deficit), beginning of year	42,556	2,555	(11,113)	33,998
Net position (deficit), end of year	$ 43,205	$ 3,137	$ (15,812)	$ 30,530

The accompanying note to the supplementary information is an integral part of this schedule.

TULSA AUTHORITY FOR ECONOMIC OPPORTUNITY
(A Component Unit of the City of Tulsa, Oklahoma)
COMBINING SCHEDULE OF CASH FLOWS (In thousands of dollars)
Year Ended June 30, 2023

	Operating Fund	Special Projects Fund	TIF Fund	Total
Cash flows from operating activities:				
Receipts from customers	$ 7,437	$ -	$ -	$ 7,437
Payments to suppliers	(4,466)	(130)	(332)	(4,928)
Payments to employees	(1,954)	-	-	(1,954)
Property tax receipts	-	-	2,610	2,610
Sales tax receipts	-	-	661	661
Payments for developer assistance	-	-	(539)	(539)
Net cash provided by (used for) operating activities	1,017	(130)	2,400	3,287
Cash flows from noncapital financing activities:				
Issuance of loans receivable	-	(1,181)	-	(1,181)
Program support from City of Tulsa	952	537	-	1,489
Principal paid on bonds	-	-	(390)	(390)
Interest paid on bonds	-	-	(1,160)	(1,160)
Grant revenue	-	368	-	368
Bond project developer payments	-	-	(5,774)	(5,774)
Donations	4	-	-	4
Net cash provided by (used for) noncapital financing activities	956	(276)	(7,324)	(6,644)
Cash flows from capital and related financing activities:				
Acquisition of capital assets	(597)	-	-	(597)
Payments to City of Tulsa on advance	(635)	-	-	(635)
Interest expense	(61)	-	-	(61)
Advance expense paid	(18)	-	-	(18)
Interest revenue on lease receivable	202	-	-	202
Payments for lease principal	(99)	-	-	(99)
Net cash used for capital and related financing activities	(1,208)	-	-	(1,208)
Cash flows from investing activities:				
Investment gain	33	44	229	306
Net cash provided by investing activities	33	44	229	306
Net increase (decrease) in cash and equivalents	798	(362)	(4,695)	(4,259)
Cash and cash equivalents, beginning of year	12,222	1,917	16,132	30,271
Cash and cash equivalents, end of year	$ 13,020	$ 1,555	$ 11,437	$ 26,012
Reconciliation of cash and cash equivalents to the Combining Schedule of Net Position:				
Current unrestricted cash and cash equivalents	$ 11,893	$ -	$ -	$ 11,893
Current restricted cash and cash equivalents	-	1,555	9,047	10,602
Noncurrent restricted cash and cash equivalents	1,127	-	2,390	3,517
	$ 13,020	$ 1,555	$ 11,437	$ 26,012

(continued)

The accompanying note to the supplementary information is an integral part of this schedule.

TULSA AUTHORITY FOR ECONOMIC OPPORTUNITY
(A Component Unit of the City of Tulsa, Oklahoma)
COMBINING SCHEDULE OF CASH FLOWS (continued) (In thousands of dollars)
Year Ended June 30, 2023

	Operating Fund	Special Projects Fund	TIF Fund	Total
Reconciliation of operating loss to net cash provided by operating activities:				
Operating loss	$ (765)	$ (159)	$ (3,495)	$ (4,419)
Adjustments to reconcile operating loss to net cash provided by operating activities:				
Depreciation and amortization	1,450	-	-	1,450
Developer assistance from bond proceeds classified as noncapital financing	-	-	5,981	5,981
Changes in assets, liabilities and deferred inflows and outflows:				
(Increase) decrease in receivables and other assets	(784)	-	(3,079)	(3,863)
Increase in payables and other liabilities	262	29	236	527
Increase (decrease) in deferred inflows	230	-	2,757	2,987
Increase in pension related amounts	599	-	-	599
Increase in compensated absences	25	-	-	25
Net cash provided by operating activities	$ 1,017	$ (130)	$ 2,400	$ 3,287
Noncash capital financing activities				
Capital acquisitons in accounts payable	$ 73	$ -	$ -	$ 73

The accompanying note to the supplementary information is an integral part of this schedule.