



**Powers &  
Sullivan, LLC**  
CPAs AND ADVISORS

***LOWER PIONEER VALLEY EDUCATIONAL  
CORPORATION***

***(A COMPONENT UNIT OF LOWER PIONEER  
VALLEY EDUCATIONAL COLLABORATIVE)***

***FINANCIAL STATEMENTS***

***YEARS ENDED JUNE 30, 2023 and 2022***

LOWER PIONEER VALLEY EDUCATIONAL CORPORATION  
(A Component Unit of Lower Pioneer Valley Educational Collaborative)

FINANCIAL STATEMENTS

YEARS ENDED JUNE 30, 2023 AND 2022

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## **Independent Auditor's Report**

To the Honorable Board of Directors  
Lower Pioneer Valley Educational Corporation

### **Opinion**

We have audited the accompanying financial statements of the Lower Pioneer Valley Educational Corporation (a nonprofit organization) which comprise the statements of financial position as of June 30, 2023 and 2022, and the related statements of activities, and cash flows for the years then ended, and the related notes to the financial statements.

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

### **Basis for Opinion**

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibility 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 Lower Pioneer Valley Educational Corporation 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 these 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 Lower Pioneer Valley Educational Corporation's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### **Change in Accounting Principle**

As discussed in Note 6 to the financial statements, during the year ended June 30, 2023, the Corporation adopted new accounting guidance, Financial Accounting Standards Board (FASB) Accounting Standard Codification 842 - *Leases*. Our opinion was not modified with respect to this matter.

## **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 generally accepted auditing standards 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, including omissions, 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 generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism through the audit.
- Identify and assess the risk 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 including 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 Lower Pioneer Valley Educational Corporation'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 Lower Pioneer Valley Educational Corporation'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.

*Powers & Sullivan LLC*

November 15, 2023

# ***Financial Statements***

**LOWER PIONEER VALLEY EDUCATIONAL CORPORATION**  
STATEMENTS OF FINANCIAL POSITION

JUNE 30, 2023 AND 2022

	2023	2022
<b>ASSETS</b>		
<b>CURRENT:</b>		
Cash and cash equivalents.....	\$ 788	\$ 750
Investments.....	2,421,613	2,447,355
Receivables, net of allowance for uncollectibles:		
Accounts receivable.....	167,678	9,491
Leases.....	713,639	-
Total current assets.....	3,303,718	2,457,596
<b>NONCURRENT:</b>		
Leases.....	905,077	-
Capital assets, net of accumulated depreciation:		
Nondepreciable.....	3,032,923	3,032,923
Depreciable.....	13,814,977	14,395,158
Total noncurrent assets.....	17,752,977	17,428,081
TOTAL ASSETS.....	\$ 21,056,695	\$ 19,885,677
<b>LIABILITIES</b>		
<b>CURRENT:</b>		
Warrants payable.....	\$ -	\$ 10,725
Accrued interest.....	25,869	27,608
Unearned rent.....	713,639	-
Bonds and notes payable.....	568,500	550,500
Total current liabilities.....	1,308,008	588,833
<b>NONCURRENT:</b>		
Unearned rent.....	905,077	-
Bonds and notes payable.....	7,622,250	8,190,750
Total noncurrent liabilities.....	8,527,327	8,190,750
TOTAL LIABILITIES.....	9,835,335	8,779,583
<b>NET ASSETS</b>		
Without Donor Restrictions - Unrestricted.....	11,221,360	11,106,094
TOTAL LIABILITIES AND NET ASSETS.....	\$ 21,056,695	\$ 19,885,677

See notes to financial statements.

**LOWER PIONEER VALLEY EDUCATIONAL CORPORATION**  
**STATEMENTS OF ACTIVITIES**

YEARS ENDED JUNE 30, 2023 AND JUNE 30, 2022

<b><u>WITHOUT DONOR RESTRICTIONS - UNRESTRICTED NET ASSETS</u></b>	<u>2023</u>	<u>2022</u>
<b>REVENUE</b>		
Rental income.....	\$ 1,027,000	\$ 1,020,000
Reimbursements.....	201,167	135,542
Interest income.....	16,300	684
Total revenue.....	<u>1,244,467</u>	<u>1,156,226</u>
<b>EXPENSES</b>		
Depreciation.....	781,348	797,448
Interest.....	324,552	345,399
Legal and accounting.....	23,301	2,050
Total expenses.....	<u>1,129,201</u>	<u>1,144,897</u>
NET CHANGE IN NET ASSETS.....	115,266	11,329
NET ASSETS AT BEGINNING OF YEAR.....	<u>11,106,094</u>	<u>11,094,765</u>
NET ASSETS AT END OF YEAR.....	<u>\$ 11,221,360</u>	<u>\$ 11,106,094</u>

See notes to financial statements.

**LOWER PIONEER VALLEY EDUCATIONAL CORPORATION**  
STATEMENTS OF CASH FLOWS

YEARS ENDED JUNE 30, 2023 AND JUNE 30, 2022

	2023	2022
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in net assets.....	\$ 115,266	\$ 11,329
Adjustments to reconcile change in net assets to net cash from operating activities:		
Depreciation.....	781,348	797,448
Decrease (Increase) in accounts receivable.....	(158,187)	(9,491)
(Decrease) Increase in accounts payable.....	(10,725)	10,725
(Decrease) Increase in accrued interest.....	(1,739)	(1,684)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES.....	725,963	808,327
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Principal payments on bonds and notes.....	(550,500)	(533,250)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Acquisition and construction of capital assets.....	(201,167)	(423,677)
Purchase of investments.....	25,742	148,517
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES.....	(175,425)	(275,160)
NET CHANGE IN CASH AND CASH EQUIVALENTS.....	38	(83)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR.....	750	833
CASH AND CASH EQUIVALENTS AT END OF YEAR.....	\$ 788	\$ 750
<b><u>SUPPLEMENTAL CASH FLOW INFORMATION</u></b>		
Cash paid for interest.....	\$ 324,552	\$ 345,399

See notes to financial statements.



**NOTE 1 – NATURE OF ACTIVITIES AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**Nature of Activities

Lower Pioneer Valley Educational Corporation (the Corporation) was organized in 1981 and is composed of representatives from the seven member school systems of the Lower Pioneer Valley Educational Collaborative (the “Collaborative”). The current purpose of the Corporation is to hold title to real estate and other assets to be used for educational purposes by the Collaborative and the member school districts. The Corporation is governed by a seven person Board of Directors who are independent from the Collaborative.

Basis of Presentation

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The Corporation's policy is to prepare its financial statements under Financial Accounting Standard's Board (“FASB”) Accounting Standards Codification (“ASC”) 958 *Not-for-Profit Organizations (FASB ASC 958-205)*, as updated by FASB Accounting Standards Update (ASU) No. 2016-14, *Presentation of Financial Statements of Not-for-Profit Entities*, on an accrual basis of accounting which recognizes revenue when earned rather than when received and records expenses when incurred rather than when paid. Under ASC 958, the Organization is required to report information regarding its financial position and activities based on two classes of net assets as follows:

*Net assets without donor restrictions* – Net assets that are not subject to donor-imposed restrictions or limits as to their use.

*Net assets with donor restrictions* – Net assets subject to donor-imposed stipulations in which only the earnings can be used to fund various programs.

None of the Corporation's net assets were subject to donor restrictions.

Cash and Cash Equivalents

For purposes of reporting cash flows, the Corporation considers all highly liquid investments purchased with a maturity of three months or less to be cash equivalents.

Contributions and Revenues

The Corporation has adopted the provisions of FASB's ASC 958-605, Accounting for Contributions Received. Contributions received are recorded as unrestricted, or permanently restricted support depending on the existence or nature of any donor restrictions. When a restriction expires, restricted net assets are reclassified to unrestricted net assets. For the years ending June 30, 2023 and 2022, the Corporation received 100% of its revenues from the Lower Pioneer Valley Educational Collaborative. All revenue was unrestricted at the time of receipt.

Use of Estimates

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

### Accounts Receivable

At year end, the Corporation had a receivable balance related to payments due from the Lower Pioneer Valley Educational Collaborative. The Corporation considers invoices older than 30 days to be delinquent. Interest is not charged on past due accounts.

Management reviews the receivable balance for collectability and records an allowance for doubtful accounts based on historical information and current economic trends. No allowance for doubtful accounts was recorded at June 30, 2023 or 2022, as management believes all accounts are fully collectible.

### Lease Receivable

Leases are reported at the present value of noncancelable lease payments and is offset by a corresponding liability for unearned rent. Lease revenue is recognized when earned.

### Property and Equipment

Property and equipment with a useful life greater than one year is stated at cost. The Corporation's policy is to capitalize property and equipment costing \$5,000 or more. Depreciation is calculated on a straight line basis based on the following estimated useful lives:

Building and Improvements	20-40 years
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### Tax Status

The Corporation is a tax-exempt organization under the Internal Revenue Code Section 501(c) (3) and, therefore, has no provision for federal or state income taxes.

### Fair Value Measurements

The Corporation reports required types of financial instruments in accordance with the fair value standards. These standards require an entity to maximize the use of observable inputs (such as quoted prices in active markets) and minimize the use of unobservable inputs (such as appraisals or valuation techniques) to determine fair value. Fair value standards also require the organization to classify these financial instruments into a three-level hierarchy, based on the priority of inputs to the valuation technique or in accordance with net asset value practical expedient rules, which allow for either Level 2 or Level 3 depending on lock up and notice periods associated with the underlying funds.

Instruments measured and reported at fair value are classified and disclosed in one of the following categories:

Level 1 – Quoted prices are available in active markets for identical instruments as of the reporting date. Instruments, which are generally included in this category, include listed equity and debt securities publicly traded on a stock exchange.

Level 2 – Pricing inputs are other than quoted in active markets, which are either directly or indirectly observable as of the reporting date, and fair value is determined through the use of models or other valuation methodologies.

Level 3 – Pricing inputs are unobservable for the instrument and include situations where there is little, if any, market activity for the instrument. The inputs into the determination of fair value require significant management judgment or estimation.

In some instances the inputs used to measure fair value may fall into different levels of the fair value hierarchy and is based on the lowest level of input that is significant to the fair value measurement.

Market price is affected by a number of factors, including the type of instrument and the characteristics specific to the instrument. Instruments with readily available active quoted prices or for which fair value can be measured from actively quoted prices generally will have a higher degree of market price observability and a lesser degree of judgment used in measuring fair value. It is reasonably possible that change in values of these instruments will occur in the near term and that such changes could materially affect amounts reported in these financial statements.

At June 30, 2023, and 2022, the Corporation had a Repurchase Agreement to fully collateralize the Corporation's assets above the Federal Depository Insurance limits. See Note 3 for more information.

#### Advertising

Advertising costs are expensed as incurred. There were no advertising expenses incurred for the years ended June 30, 2023, or 2022.

#### Fundraising Activities

The Corporation had no fundraising activities for the years ended June 30, 2023, and 2022.

#### Insurance

The Corporation is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the Corporation carries commercial insurance.

### **NOTE 2 – LIQUIDITY AND AVAILABILITY**

Financial assets available for expenditure within one year consisted of the following at June 30:

	<u>2023</u>	<u>2022</u>
Cash and cash equivalents..... \$	788	\$ 750
Investments.....	2,421,613	2,447,355
Accounts receivable.....	167,678	9,491
Leases.....	<u>713,639</u>	<u>-</u>
Total..... \$	<u><u>3,303,718</u></u>	<u><u>\$ 2,457,596</u></u>

### **NOTE 3 – CASH AND INVESTMENTS**

The Corporation maintains its cash deposits in one checking account. At June 30, 2023, and 2022, the Corporation's carrying balance for deposits totaled \$788 and \$750, respectively, and the bank balance totaled \$788, and \$750 respectively, all of which was covered under Federal Depository Insurance.

Investments

As of June 30, 2023, the Corporation had an investment of with a fair value of \$2,522,314 in an overnight Repurchase Agreement (REPO). Under the terms of the REPO, the bank collects funds in excess of an agreed upon amount and invests the monies in a REPO. Investments are fully collateralized by U.S. Government securities. As of June 30, 2023, the carrying value of the REPO is \$2,421,613. The difference between the carrying value and the fair value of the investment is un-cleared checks. The REPO is classified as level 3 of the fair value hierarchy since the investments are not readily tradeable and may be valued using non-observable information and assumptions.

**NOTE 4 – CAPITAL ASSETS**

Capital assets consist of the following:

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Governmental Activities:</b>				
<u>Capital assets not being depreciated:</u>				
Land.....	\$ 3,032,923	\$ -	\$ -	\$ 3,032,923
<u>Capital assets being depreciated:</u>				
Buildings.....	24,390,938	201,167	-	24,592,105
<u>Less accumulated depreciation for:</u>				
Buildings.....	(9,995,780)	(781,348)	-	(10,777,128)
Total capital assets being depreciated, net.....	14,395,158	(580,181)	-	13,814,977
Total governmental activities capital assets, net.....	\$ 17,428,081	\$ (580,181)	\$ -	\$ 16,847,900

**NOTE 5 – COMMITMENTS**Brush Hill Roofing and Parking Lot Replacement Project

In 2023, the Collaborative's board voted to approve the use of fund balance in the amount of \$550,000 to fund costs associated with the Brush Hill Roofing and Parking Lot Replacement Project. As of June 30, 2023, the Corporation incurred costs of \$115,000 related to this project.

Transportation Projects

In 2022 the Collaborative's board voted to approve the use of fund balance in the amount of \$2.5 million to fund costs associated with upgrades to the Agawam garage and Wilbraham transportation facility. As of June 30, 2023, the Corporation incurred costs of \$86,200 related to these projects.

**NOTE 6 – LEASE RECEIVABLE**Change in Accounting Principle

During the year 2023, the Corporation adopted Financial Accounting Standards Board Accounting Standard Codification 842 - *Leases*. This statement redefines a lease as a right to use another entity's assets over a

definitive period of time and required the Corporation to record leases that were previously classified as operating leases where only footnote disclosure was required. No restatement of beginning net position was required.

### Lease Receivable

The Corporation has several lease agreements with the Collaborative related to leased space. Under the current lease agreements, the Corporation is scheduled to receive lease payments through 2025. The future scheduled lease revenues as of June 30, 2023, are as follows:

<u>Years ending June 30:</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024.....	\$ 713,639	\$ 313,361	\$ 1,027,000
2025.....	<u>905,077</u>	<u>121,923</u>	<u>1,027,000</u>
Total.....	<u>\$ 1,618,716</u>	<u>\$ 435,284</u>	<u>\$ 2,054,000</u>

### **NOTE 7 – LONG-TERM DEBT**

During fiscal year 2016, the Corporation borrowed \$12,075,000 through Massachusetts Development Finance Agency Revenue bonds (the bond). The bond was used to finance \$1,087,267 toward the purchase of a new Wilbraham garage; to refund \$10,457,000 of an existing Massachusetts Development bond; to refund \$444,733 which was the outstanding balance of the Agawam Garage Note; and to fund \$86,000 in issuance costs on the new bond. The current refunding was executed to transition from a variable rate bond to a bond which carries a fixed interest rate and to remove the 2 garages that were sold and modular classrooms from the collateral asset listing on the loan. The modular classrooms in Agawam and East Longmeadow were previously used as collateral and are no longer in use and have been relinquished to the respective communities. The garages in Wilbraham and Ludlow that were previously on the collateral listing were sold as part of the transition to the new Wilbraham Garage. The new bond has a fixed interest rate of 3.79%, with payments made monthly until September 2025, at which time there is a final balloon payment of \$6,940,000. At the end of 2023, the Corporation had \$8,190,750 of outstanding debt related to this issuance.

The Corporation had the following long-term financing activity during 2023:

<u>Project</u>	<u>Interest Rate (%)</u>	<u>Outstanding at June 30, 2022</u>	<u>Issued</u>	<u>Redeemed</u>	<u>Outstanding at June 30, 2023</u>
Massachusetts Development Bond.....	3.79%	<u>\$ 8,741,250</u>	<u>\$ -</u>	<u>\$ 550,500</u>	<u>\$ 8,190,750</u>

Annual principal maturities are as follows for the years ending June 30:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024.....	\$ 568,500	\$ 301,476	\$ 869,976
2025.....	584,250	278,831	863,081
2026.....	<u>7,038,000</u>	<u>66,770</u>	<u>7,104,770</u>
Total.....	<u>\$ 8,190,750</u>	<u>\$ 647,077</u>	<u>\$ 8,837,827</u>

#### **NOTE 8 – RELATED PARTY TRANSACTIONS**

The Collaborative rents space at various facilities from the Corporation for use in their programs. The Corporation recorded rental income and related interest totaling approximately \$1,027,000 and \$1,020,000 for the years ended June 30, 2023, and 2022, respectively.

Based on the agreements, future rental payments to be received by the Corporation are as follows:

<u>Years ending June 30:</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024.....	\$ 713,639	\$ 313,361	\$ 1,027,000
2025.....	<u>905,077</u>	<u>121,923</u>	<u>1,027,000</u>
Total.....	<u>\$ 1,618,716</u>	<u>\$ 435,284</u>	<u>\$ 2,054,000</u>

During 2023, and 2022, The Collaborative also remitted reimbursements to the Corporation totaling \$201,167 and \$135,542, respectively. Current year reimbursement payments received mainly related to the Brush Hill Roofing and Parking Lot Replacement project as well as for improvements to the Agawam garage and Wilbraham transportation facility.

#### **NOTE 9 – CONCENTRATION OF CREDIT RISK**

The Corporation derives its revenue from the Lower Pioneer Valley Educational Collaborative through a series of leases in which the Corporation leases facilities to the Lower Pioneer Valley Educational Collaborative. The leases currently expire on June 30, 2025. The Corporation believes that it has no significant concentration of credit risk beyond its basis of origin as Lessor to the Lower Pioneer Valley Educational Collaborative.

#### **NOTE 10 – SUBSEQUENT EVENTS**

The Corporation has evaluated subsequent events through November 15, 2023, which is the date that the financial statements were available to be issued.