

**NORTHEASTERN PENNSYLVANIA
HOSPITAL AND EDUCATION AUTHORITY
FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2007
AND
INDEPENDENT AUDITORS' REPORT
AND
SUPPLEMENTARY INFORMATION**

NORTHEASTERN PENNSYLVANIA HOSPITAL AND EDUCATION AUTHORITY

WILKES-BARRE, PENNSYLVANIA

JUNE 30, 2007

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PRINCIPALS
ELMO M. CLEMENTE, CPA
STEPHEN N. CLEMENTE, CPA
JAMES F. CLEMENTE, CPA
RAYMOND R. MCGILVRA, CPA
RAYMOND J. DISTASIO, JR., CPA
FRANCIS A. MULLAND, CPA
DAVID F. RUDIS, CPA, CVA, CFP®
JOSEPH R. ZEKAS, CPA

MICHAEL J. CASSANO, CPA
JOHN M. NONNEMACHER, CPA
MARTIN T. FLAHERTY, JR., CPA
JOANN M. FERENTZ, CPA
MARGARET MANLEY, CPA
DWAYNE M. TRESSLER, CPA
CHARLES L. SNYDER
(1958-1980)

INDEPENDENT AUDITORS' REPORT

Board of Directors
Northeastern Pennsylvania Hospital and
Education Authority
Wilkes-Barre, Pennsylvania

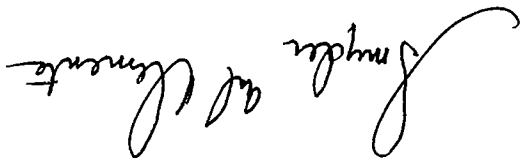
We have audited the accompanying financial statements of the governmental activities, and each major fund of the Northeastern Pennsylvania Hospital and Education Authority as of June 30, 2007, which collectively comprise the Authority's basic financial statements as listed in the Table of Contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the Authority, as of June 30, 2007, and the respective changes in financial position, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The management's discussion and analysis on Pages 3 through 9 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying supplementary information, as listed in the Table of Contents, is presented for purposes of supplementary analysis and is not a required part of the basic financial statements of the Northeastern Pennsylvania Hospital and Education Authority. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the financial statements taken as a whole.



MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

INTRODUCTION

The following discussion and analysis of the Northeastern Pennsylvania Hospital and Education Authority's (Authority) annual financial report provides an overview and analysis of the financial performance for the fiscal year ended June 30, 2007. It is recommended that it be read in conjunction with the accompanying basic financial statements and notes to those statements in order to obtain a thorough understanding of the Authority's financial condition as of June 30, 2007.

MD&A is designed to focus on the current year's activities and resulting changes in the Authority's financial position. This is a subsequent year of implementation of Statement No. 34 of the Governmental Accounting Standards Board, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* (GASB 34). Consequently, a comparative analysis is provided.

FINANCIAL HIGHLIGHTS

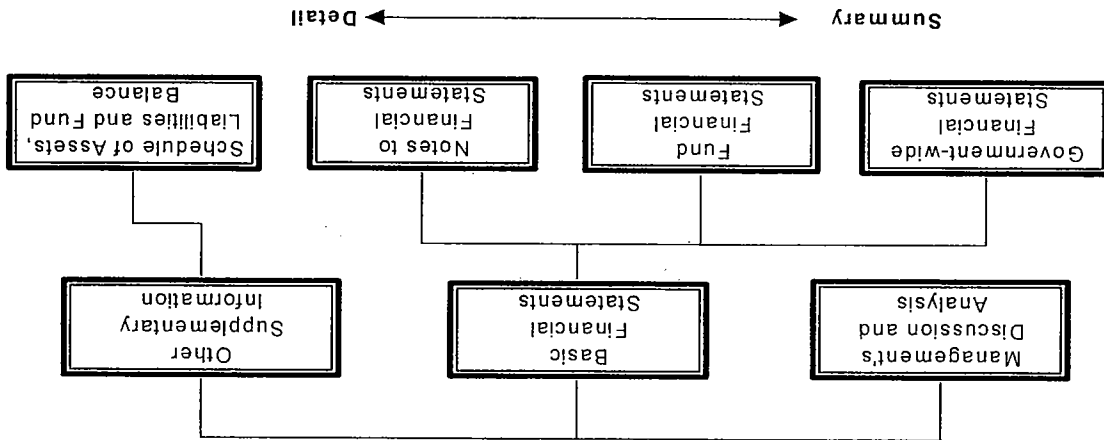
➤ The Authority had \$144,216,329 in general obligation debt outstanding as of June 30, 2007. This represents a net decrease of \$36,815,000 from the previous year. Of this decrease, Wilkes University refunded \$31,865,000 of their university revenue bonds.

MANAGEMENT DISCUSSION & ANALYSIS (MD&A)

OVERVIEW OF THE FINANCIAL STATEMENTS

The Authority's financial statements consist of three parts: Management Discussion and Analysis (MD&A), the basic financial statements and the related notes to the financial statements, and other supplementary information. The MD&A serves as an introduction to the basic financial statements and provides analysis and overview of the Authority's financial activities. The basic financial statements present two different views of the Authority through the use of government-wide statements and fund financial statements. The supplementary information includes schedule of assets, liabilities and fund balance by bond issue. The following diagram shows how the required components of this annual financial report are arranged and relate to one another.

REQUIRED COMPONENTS OF THE ANNUAL FINANCIAL REPORT



The first two statements are government-wide financial statements that provide information about the Authority's overall financial status. The remaining statements are fund financial statements that report the Authority's operations in more detail than the government-wide statements.

The differences in presentation between the government-wide financial statements, which are reported in the statement of net assets and the statement of activities, and the fund financial statements are reconciled following the fund financial statements. The differences in presentation are due to the following:

Deferred Bond Issue Costs: Governmental funds report debt issuance costs as expenditures, while governmental activities report amortization expense to allocate those expenditures over the life of the assets.

Accrued Interest: These are not reported in the funds because current financial resources are not used.

Bonds Payable: These are not reported in the funds because current financial resources are not used.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the financial activities of the Authority in a manner similar to a private sector business. The government-wide financial statements include the statement of net assets and the statement of activities.

The Statement of Net Assets presents information on all the Authority's assets and liabilities, with the difference between the two reported as net assets. Over time, increases and decreases in net assets may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The Statement of Activities presents information showing the change in the Authority's net assets during the current fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement even though the resulting cash flow may be recorded in a future period. The focus of this statement is on maintaining the debt and the capital projects associated with the debt.

The Government-wide financial statements can be found on pages 10 and 11 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The Authority, like other local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Authority are governmental funds. In the fund financial statements, the focus is on major funds rather than the Authority as a whole.

Governmental Funds - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, government fund financial statements focus on current sources and uses of expendable resources (cash and other financial assets that can readily be converted to cash) and on the balance of expendable resources available at the end of the year.

Governmental funds information helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the Authority's programs. Because this information does not encompass the long-term focus of the government-wide financial statements, a reconciliation of the fund financial statements to the government-wide financial statements is presented immediately after the fund financial statements. For example, the fund financial statements will reflect bond proceeds as other financing sources and capital expenditures and bond principal payments as expenditures. The reconciliation will eliminate these transactions and incorporate the capital assets and long-term obligations into the governmental activities column in the government-wide statements, among other reconciling items.

The governmental fund financial statements can be found on pages 12 - 15 of this report.

MANAGEMENT DISCUSSION & ANALYSIS (MD&A)

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes can be found immediately after the financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents other supplementary information (i.e. schedule of assets, liabilities and fund balance). These statements and schedules can be found immediately following the notes to the financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Government-wide Statement of Net Assets

The Authority's net assets at June 30, 2007 and 2006 are presented below:

NET ASSETS		
	Governmental	Activities
	2007	2006
Assets		
Current Assets	\$ 17,921,124	\$ 21,122,420
Other Assets	132,948,911	164,928,598
Total Assets	150,870,035	186,051,018
Liabilities		
Current Liabilities	8,006,216	7,629,804
Long-Term Liabilities	139,171,329	175,716,329
Total Liabilities	147,177,545	183,346,133
Net Assets		
Restricted - Capital Projects	3,692,490	2,704,885
Total Net Assets	\$ 3,692,490	\$ 2,704,885

Governmental activities net assets - For the year ended June 30, 2007, net assets of governmental activities were \$3,692,490, an increase of \$987,605 from 2006. The most significant component to the increase in net assets was due to Wyoming Valley Health Care transferring a portion of the debt service funds from their 1994 and 1996 bond issues to the capital projects fund. This entire balance is restricted for capital projects.

MANAGEMENT DISCUSSION & ANALYSIS (MD&A)

The Authority has \$150,870,035 in total assets, a decrease of \$35,180,983 over 2006. Of this, there are \$17,921,124 in current assets and \$132,948,911 in noncurrent assets, a decrease of \$3,201,296 and a decrease of \$31,979,687, respectively, over last year. The majority of the \$3,201,296 decrease in current assets was due to Wilkes University refunding their 1993 and 2002 bond issues. The entire current asset balance is made up of investments that are to be used for capital projects or debt service requirements. The fund statements should be used to determine what current assets could be used for either capital projects or debt service. Included in noncurrent assets is \$132,844,987 due from institutions to service future debt requirements and \$103,924 in deferred bond issue costs. Historically, capital assets have not been reported or amortized in governmental financial statements. GASB Statement No. 34 requires that all capital assets, including bond issue costs, be reported within the governmental activities column of the government-wide financial statements.

The Authority has \$147,177,545 in total liabilities, a decrease of \$36,168,588 over 2006. Of this, there are \$8,006,216 in current liabilities and \$139,171,329 in noncurrent liabilities an increase of \$376,412 and a decrease of \$36,545,000, respectively, over last year. The \$36,545,000 decrease in noncurrent liabilities resulted from Wilkes University refunding their 1993 and 2002 bond issues. The current liability balance is made up of \$2,961,216 of accounts payable and accrued expense and \$5,045,000 of current year debt. The entire noncurrent liabilities are made up of long-term debt.

Government-wide Statement of Activities

CHANGE IN NET ASSETS

Governmental Activities	
2007	2006
Revenues	
Program Function Revenues:	
Reimbursement from College and Hospital Institutions	\$ 11,056,106
General Revenues:	
Investment Income	841,217
Proceeds from Termination of Reserve Fund Forward	722,027
Sale Agreement	452,000
Debt Forgiveness	200,000
Total Revenues	22,666,101
Program Expenses	
General Government Project	1,604,752
Interest on Long-Term Debt	11,283,024
Total Expenses	12,887,776
Change in Net Assets	987,605
Net Assets - Beginning, as Adjusted	2,704,885
Net Assets - Ending	\$ 3,692,490

MANAGEMENT DISCUSSION & ANALYSIS (MD&A)

Government activities revenues - Total authority governmental revenues amounted to \$21,744,074, consisting of general revenues, an increase of \$10,687,968 from 2006. General revenues, such as amounts received from institutions and investment earnings are designed to cover future debt service payments.

Governmental Activities Expenses

Expenses for governmental activities totaled \$21,678,496 an increase of \$9,464,955 from 2006. The expenses cover all governmental activities.

General governmental expenses for the administration of the Authority were \$1,604,752, an increase of \$63,135 from 2006.

Project expenses for the capital projects related to the outstanding bonds were \$11,283,024, an increase of \$10,006,297 from 2006.

Interest on debt was \$8,790,720 in 2007, a decrease of \$604,477 from 2006.

FUNDS FINANCIAL ANALYSIS

As noted earlier, the Authority uses fund accounting to ensure and to demonstrate compliance with finance-related legal requirements.

Governmental Funds- The accounting focus of the Authority's governmental funds is to provide information on near-term inflows, outflows, and balances of expendable resources. Such information is useful in assessing the Authority's financing requirements. For the year ended June 30, 2007 Northeastern Pennsylvania Hospital and Education Authority governmental funds reported a combined ending fund balance of \$10,350,522, a decrease of \$10,573,847 from 2006. The Authority's major governmental funds are the Capital Projects and Debt Service.

The Capital Projects Fund had a total fund balance of \$3,588,649, an increase of \$1,276,274 from 2006. The component to the increase in net assets was due to Wyoming Valley Health Care transferring a portion of the debt service reserve funds from their 1994 and 1996 bond issues to the capital projects fund. The debt service fund had a total fund balance of \$6,761,873, a decrease of \$11,850,121 from 2006. The \$11,850,121 decrease resulted from the required payments for principal, interest and administrative expenses. The fund balance is to be used for the retirement of future debt.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The Authority has no capital assets.

MANAGEMENT DISCUSSION & ANALYSIS (MD&A)

Long-term Debt

The following table summarizes the Authority's long-term liabilities.

LONG-TERM LIABILITY ACTIVITY FOR THE YEAR ENDED JUNE 30, 2007:

Amounts Due Within One Year	Ending Balance	Reductions	Additions	Beginning Balance	Governmental Activities:
					Bonds Payable:
				\$ 180,785,000	General Obligation Debt
	\$ 144,170,000	\$ (36,615,000)	\$ -	\$ 181,031,329	
	46,329	(200,000)		246,329	Notes Payable:
					Subordinated Promissory Note
					GOVERNMENTAL ACTIVITIES LONG-TERM LIABILITIES
\$ 5,045,000	\$ 144,216,329	\$ (36,815,000)	\$ -	\$ 181,031,329	

As of June 30, 2007, the Authority had \$144,216,329 in general obligation bonds outstanding. The Authority was credited with making \$36,815,000 of debt service principal payments during 2007.

Additional detailed information on the Authority's long-term debt can be found in Note 6 and Note 7 of the Notes to the Financial Statements.

CONTACTING THE NORTHEASTERN PENNSYLVANIA HOSPITAL AND

EDUCATION AUTHORITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our institutions and creditors with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives. Questions regarding this report or requests for additional financial information should be directed to John Riccetti, CPA, Authority Coordinator, 46 Public Square, Wilkes-Barre, PA 18701.

NORTHEASTERN PENNSYLVANIA HOSPITAL AND EDUCATION AUTHORITY
STATEMENT OF NET ASSETS
JUNE 30, 2007

<u>ASSETS</u>	
Governmental	
Activities	
\$ 51,138	
11,533,906	
44,521	
6,291,559	
<u>17,921,124</u>	
132,844,987	
103,924	
<u>132,948,911</u>	
<u>\$ 150,870,035</u>	
	<u>ASSETS</u>
CURRENT ASSETS	
Certificates of Deposit	
Investments	
Accrued Interest Receivable	
Institution Receivable	
TOTAL CURRENT ASSETS	17,921,124
NONCURRENT ASSETS	
Institution Receivable	
Deferred Bond Issue Costs	
TOTAL NONCURRENT ASSETS	132,948,911
TOTAL ASSETS	<u>\$ 150,870,035</u>
	<u>LIABILITIES</u>
CURRENT LIABILITIES	
Accounts Payable and Accrued Expenses	
Due to Institutions	
Current Portion of LT Debt	
TOTAL CURRENT LIABILITIES	8,006,216
NON-CURRENT LIABILITIES	
Long-Term Portion of Bonds Payable	
Long-Term Portion of Subordinated Promissory Notes	
TOTAL NON-CURRENT LIABILITIES	139,125,000
TOTAL LIABILITIES	<u>147,177,545</u>
	<u>NET ASSETS</u>
Restricted for:	
Capital Projects	
TOTAL NET ASSETS	3,692,490
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 150,870,035</u>

See Notes to Financial Statements.

NORTHEASTERN PENNSYLVANIA HOSPITAL AND EDUCATION AUTHORITY
STATEMENT OF ACTIVITIES
JUNE 30, 2007

<u>Function/Program</u>	<u>Expenses</u>	<u>Program Revenues</u> Reimbursement from College and Hospital Institutions	<u>Net (Expense) Revenue and Changes in Net Assets</u> Governmental Activities
Governmental Activities:			
General Government	\$ 1,604,752	\$ 1,670,330	\$ 65,578
Project Expense	11,283,024	11,283,024	
Interest on Long-Term Debt	8,790,720	8,790,720	
TOTAL GOVERNMENTAL ACTIVITIES	<u>21,678,496</u>	<u>21,744,074</u>	<u>65,578</u>
TOTAL GOVERNMENT	<u>\$ 21,678,496</u>	<u>\$ 21,744,074</u>	<u>65,578</u>
GENERAL REVENUES:			
Investment Earnings			722,027
Debt Forgiveness			200,000
TOTAL GENERAL REVENUES AND SPECIAL ITEMS			<u>922,027</u>
CHANGE IN NET ASSETS			<u>987,605</u>
NET ASSETS - JULY 1, 2006			<u>2,704,885</u>
NET ASSETS - JUNE 30, 2007			<u>\$ 3,692,490</u>

See Notes to Financial Statements.

NORTHEASTERN PENNSYLVANIA HOSPITAL AND EDUCATION AUTHORITY
 BALANCE SHEET
 GOVERNMENTAL FUNDS
 JUNE 30, 2007

	<u>ASSETS</u>	<u>LIABILITIES</u>	<u>FUND EQUITY</u>
Total Governmental Funds	\$ 51,138	\$ 1,241,551	\$ 11,629,564
Capital Project	\$ 51,138	\$ 8,071	\$ 6,807,435
Debt Service	6,781,743	37,491	6,761,873
Total	11,533,905	1,279,042	11,629,564
Investments	4,752,162	1,233,480	3,588,649
Accrued Interest Receivable	18,829	37,491	6,761,873
TOTAL ASSETS	\$ 4,822,129	\$ 1,233,480	\$ 4,822,129
Certificates of Deposit	\$ 51,138	\$ 8,071	\$ 6,807,435
Reserves for Capital Projects	3,588,649	3,588,649	3,588,649
Reserved for Debt Service	6,761,873	6,761,873	6,761,873
TOTAL LIABILITIES AND FUND EQUITY	3,588,649	3,588,649	3,588,649
TOTAL ASSETS	\$ 4,822,129	\$ 4,822,129	\$ 4,822,129
TOTAL LIABILITIES	1,233,480	1,233,480	1,233,480
TOTAL FUND EQUITY	3,588,649	3,588,649	3,588,649
TOTAL LIABILITIES AND FUND EQUITY	\$ 4,822,129	\$ 4,822,129	\$ 4,822,129

See Notes to Financial Statements.

NORTHEASTERN PENNSYLVANIA HOSPITAL AND EDUCATION AUTHORITY
 RECONCILIATION OF THE BALANCE OF GOVERNMENTAL FUNDS TO
 GOVERNMENTAL ACTIVITIES
 JUNE 30, 2007

Total Fund Balances - Government Funds \$ 10,350,522

*Amounts Reported for Governmental Activities in the
 Statement of Net Assets are Different Because:*

Bond issuance costs are amortized over the life of the bonds
 on the statement of net assets.

103,924

Since the notes payable are not due and payable in
 the current period, the receivable due from the
 institutions to cover notes payable are not reported
 as an asset.

139,136,546

Long-term liabilities, including notes payable are not
 due and payable in the current period, and therefore,
 are not reported as liabilities in the funds. Long-term
 liabilities at year-end consists of:

Bonds Payable

(144,170,000)

Subordinated Promissory Notes

(46,329)

Accrued interest

(1,682,173)

TOTAL NET ASSETS - GOVERNMENTAL ACTIVITIES

\$ 3,692,490

See Notes to Financial Statements.

NORTHEASTERN PENNSYLVANIA HOSPITAL AND EDUCATION AUTHORITY
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED JUNE 30, 2007

Total (Governmental Funds)	Debt Service	Capital Project	REVENUES
722,027	\$ 416,695	\$ 305,332	Investment Income
10,370,590	10,370,590	-	Rental Income
<u>11,092,617</u>	<u>10,787,285</u>	<u>305,332</u>	TOTAL REVENUES
11,283,024	1,310,680	5,485	Project
1,316,165	-	-	Administrative Expenses
36,615,000	36,615,000	-	Debt Service:
9,225,298	9,225,298	-	Principal
58,439,487	47,150,978	11,288,509	Interest
<u>110,922,617</u>	<u>110,922,617</u>	<u>110,922,617</u>	TOTAL EXPENDITURES
(47,346,870)	(36,363,693)	(10,983,177)	EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES
8,983,023	8,983,023	-	Payments from Institutions
27,790,000	27,790,000	-	Payments in Lieu of Cash
12,348,505	44,527	12,303,978	Operating Transfers from Other Funds
(12,348,505)	(12,303,978)	(44,527)	Operating Transfers to Other Funds
<u>36,773,023</u>	<u>24,513,572</u>	<u>12,259,451</u>	TOTAL OTHER FINANCING SOURCES
(10,573,847)	(11,850,121)	1,276,274	REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES
20,924,369	18,611,994	2,312,375	FUND BALANCE - JULY 1, 2006
\$ 10,350,522	\$ 6,761,873	\$ 3,588,649	FUND BALANCE - JUNE 30, 2007

See Notes to Financial Statements.

NORTHEASTERN PENNSYLVANIA HOSPITAL AND EDUCATION AUTHORITY
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCES OF GOVERNMENTAL ACTIVITIES
 GOVERNMENTAL ACTIVITIES
 FOR THE YEAR ENDED JUNE 30, 2007

Net Change in Fund Balances - Total Governmental Funds \$ (10,573,847)

*Amounts Reported for Governmental Activities in the
 Statement of Activities are Different Because:*

Repayment of bond principal is an expenditure in the
 governmental funds, but the repayment reduces long-term
 liabilities in the statement of net assets. 36,815,000

Current period change in value of receivable due from
 institutions to cover notes payable is reported with
 governmental activities. (25,399,542)

In the statement of activities, interest is accrued on
 outstanding bonds, whereas in governmental funds, an
 interest expenditure is reported when due. 434,580

Costs incurred related to the issuance of general obligation
 bonds is a use of financial resources in governmental
 funds but are deferred and amortized in the statement of
 net assets. (288,586)

**CHANGE IN NET ASSETS OF GOVERNMENTAL
 ACTIVITIES**

\$ 987,605

See Notes to Financial Statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity:

The Governmental Accounting Standards Board (GASB), established the criteria for determining the activities, organizations and functions of government to be included in the financial statements of the reporting entity. The criteria used in determining whether such organizations should be included in the Authority's financial reporting entity are financial accountability and the nature and significance of the relationship. In determining financial accountability in a given case, the Authority reviews the applicability of the following criteria.

The Authority is financially accountable for:

1. Organizations that make up the legal Authority entity.
2. Legally separate organizations if Authority officials appoint a voting majority of the organizations' governing-body and the Authority is able to impose its will on the organization or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the primary government.

a. Impose its Will - If the Authority can significantly influence the programs, projects or activities of, or the level of services performed or provided by, the organization.

b. Financial Benefit or Burden - Exists if the Authority (1) is entitled to the organization's resources or (2) is legally obligated or has otherwise assumed the obligations to finance the deficits of, or provide support to, the organization or (3) is obligated in some manner for the debt of the organization.

3. Organizations that are fiscally dependent on the Authority. Fiscal dependency is established if the organization is unable to adopt its budget, levy taxes or set rates or charges, or issue bonded debt without approval by the Authority.

The Authority has determined that it has no potential component unit which would be evaluated.

B. Basis of Presentation:

The financial statements of Northeastern Pennsylvania Hospital and Education Authority are presented in conformity with the industry audit guide, Audits of State and Local Government Units, issued by the American Institute of Certified Public Accountants.

The Authority's basic financial statements consist of government-wide financial statements, including a statement of net assets and a statement of activities, and fund financial statements that provide a more detailed level of financial information.

Government-Wide Financial Statements:

The statement of net assets and the statement of activities display information about the Authority as a whole. The Authority does not have any proprietary or fiduciary funds to be presented in the financial statements. The activities of the Authority are governmental in nature, and accordingly, only governmental activities are reported. There are no business-type activities to report.

Fund Financial Statements:

During the year, the Authority segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the Authority at this more detailed level. The focus of the governmental fund financial statements is on major funds. Each major fund is presented in a separate column. Non-major funds are aggregated and presented in a single column. All of the funds of the Authority are presented as major funds.

C.

Future Lease and Loans Receivable:

The Authority accounts for the long-term lease and loans with Wyoming Valley Health Care, Luzerne County Community College, Hospital Central Services Capital Asset Financing Program, Christopher Place Non-Profit Housing Corporation D/B/A Christopher Place, Inc., Wyoming Seminary and Wilkes University under the financing method. Accordingly, at the completion of construction, future rentals and loans receivable will represent the present value of the aggregate rentals and loans receivable over the term of the leases and loans.

D.

Fund Accounting:

The accounts of the Authority are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent.

There is one major fund type presented in this report. A brief description is presented below:

Governmental Fund Types:

Capital Project Fund:
Used to account for financial resource, such as bond issues, related to construction and improvements. The fund balance in the Capital Project Fund is designated for construction and improvements.

Debt Service Fund:
Used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related cost. The fund balance in the Debt Service Fund is reserved for the retirement of debt principal and interest.

E. Investments:
Investments consist of government securities, which are recorded at fair market value provided by the trust departments. The Authority is invested in some securities that are subject to market risk.

F. Amounts to be Provided for Retirement of Long-Term Obligations:
The balance in this account represents the amount to be provided from revenues to retire long-term obligations.

G. Measurement Focus:
Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements.

On the government-wide statement of net assets and the statement of activities, governmental activities are presented using the economic resources measurement focus as defined below. In the fund financial statements, the "current financial resources" measurement focus is used as appropriate. All governmental funds utilize a "current financial resources" measurement focus. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.

H. Basis of Accounting: In the government-wide statement of net assets and measurement focus applied. In the government-wide statement of net assets and statement of activities, governmental activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under this modified accrual basis of accounting, revenues are recognized when "measurable and available;" measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or within sixty days after year-end. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for general obligation bond principal and interest which are reported when due.

I. Interest Rate Swap Agreement: Two of the revenue bond issues the Authority has issued have derivative agreements associated with them. However, in both instances the Authority is not a party to the derivative agreements and therefore, has not recorded any assets or liabilities that may result from these derivative financial instruments.

J. Equity Classifications: Government-Wide Statements: Equity is classified as net assets displayed in the following component:

a. Restricted net assets - consists of net assets with constraints placed on the user by (1) external groups such as creditors, grantors, contributors or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Fund Statements: Governmental fund equity is classified as fund balance. Fund balance is further classified as reserved and unreserved.

K. Restricted Net Assets: Net Assets of the Authority are designated for debt service and construction and improvements.

L. Internal Activity: The transactions between funds are eliminated on the government-wide financial statements.

2. NATURE OF OPERATION AND ORGANIZATION

The Authority was incorporated on March 5, 1974, under the provisions of the Pennsylvania Municipal Authorities Act of 1945, as amended, pursuant to a resolution passed by the Commissioners of the Board of County Commissioners of the County of Luzerne, Pennsylvania. The Authority is administered by a five-member Board of Directors.

3. FUTURE RENTALS AND LOANS RECEIVABLE

Under the terms of the financing agreements with Wilkes University, Wyoming Valley Health Care, Luzerne County Community College, and Wyoming Seminar and Christopher Place Non-Profit Housing Corporation, the Authority received interest and principal payments in the amounts sufficient to:

- a. Pay the debt service due on outstanding bonds; and
- b. Pay the annual administrative expenses of the Authority.

To secure the required loan payments, the facilities have granted the Authority as collateral a security interest in all moneys, fees, charges, income and revenues including all future accounts receivable, contract rights documents, instruments, causes in action, general intangibles and the proceeds thereof constituting obligations under the loan agreements.

Aggregate rentals and loans receivable over the terms of the leases and loan agreements have been discounted to their present and loans receivable amounted to \$139,136,546 at June 30, 2007 (See supplementary information).

4. AGREEMENTS

The Authority has entered into the following agreements:

Wyoming Valley Health Care:

- a. The Authority issued their Wyoming Valley Health Care Series 1994 A Bonds pursuant to a financing agreement dated December 1, 1994.
- b. The Authority issued their Wyoming Valley Health Care Series 1994 B Bond pursuant to a financing agreement dated December 1, 1994.
- c. The Authority loaned the proceeds to Wyoming Valley Health Care to refinance certain outstanding long-term debt and capital lease obligations of Wyoming Valley Health Care and their Berwick affiliates.

d. The Authority issued their Wyoming Valley Health Care Series 1996 Bonds pursuant to a trust indenture dated December 1, 1996.

e. The Authority loaned the proceeds of the 1996 Bonds to Wyoming Valley Health Care and Luzerne-Wyoming County Mental Health Center #2 d/b/a Community Counseling Services of NEPA pursuant to a loan agreement dated December 1, 1996. The proceeds of the Bonds were used to (i) finance the construction, acquisition, renovation and equipping of certain capital improvements to facilities of Wyoming Valley Health Care and (ii) the refinancing of costs incurred for the acquisition of a facility of Community Counseling Services.

Hospital Central Services:

a. The Authority will undertake various projects to finance and refinance the cost of capital projects including the construction, renovation, and acquisition of capital improvements (including equipment), used in connection with the provision of health care services by, or in the operation of health care facilities for nonprofit hospital corporations. The Authority has retained Hospital Central Services Enterprises, Inc. to administer this program on behalf of the Authority.

b. The Authority will enter into a lease with each institution providing for the payment of a rental equal to the cost of financing or refinancing capital assets.

c. The Authority will sublease the capital assets back to each institution by entering into a sublease with each institution.

d. A supplemental trust indenture was issued on June 1, 1988 supplementing the original indenture dated December 1, 1985. The supplemental indenture lengthened the amortization period for "Non-Asset Bonds" to coincide with the term of the loans from the program.

e. In the event of default related to the subleases, the bond document requires certain institutions to have available letters of credit to fund the default.

Wilkes University:

a. The Authority issued their Series 1993 Bonds pursuant to a trust indenture dated December 1, 1993.

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b. The Authority loaned the proceeds of the 1993 bond to the University pursuant to a loan agreement dated December 1, 1993. The proceeds of the bond are to be used to retire the University's 1990 Bonds (Pennsylvania Higher Educational Facilities Authority), and to make capital improvements at the University.

c. The Authority issued their series 2002 A and B bonds pursuant to a trust indenture dated September 1, 2002.

d. The Authority loaned the proceeds of the series 2002 A and B bonds to the university pursuant to a loan agreement dated September 1, 2002. The proceeds were used to refund the university's 1997 bonds, a portion of the university's 1993 bonds and financing various capital expenditures for the acquisition, construction, renovation and improving of facilities located on the university's campus.

e. The 1993 and 2002 bond series were refunded by Wilkes University in May 2007 with a bond issue outside of the Authority. The proceeds to refund these bond issues did not flow through these financial statements.

Luzerne County Community College:

a. The Authority issued their Series 1994 College Revenue Bonds pursuant to a loan agreement dated December 15, 1994.

b. The Authority loaned the proceeds of the 1994 bonds to the College pursuant to a loan agreement dated December 15, 1994. The proceeds of the bonds are to be used for construction of a campus center, wellness center, physical plant building, parking lot, and the renovation of the central storage building, security building, business classroom building, administration building, and the existing technologies and commercial arts building.

c. The Authority issued their Series 1997 College Revenue Bonds pursuant to a trust indenture dated August 15, 1997.

d. The Authority loaned the proceeds of the 1997 Bonds to the college pursuant to a loan agreement dated August 15, 1997. The proceeds of the bonds were used to refund a portion of its College Revenue Bonds Series 1994 and certain capital projects at the college.

Wyoming Seminary of the Wyoming Annual Conference of the Methodist Church:

a. The Authority issued their series 1998 School Revenue Bonds, pursuant to a trust indenture dated November 15, 1998.

b. The Authority loaned the proceeds of the 1998 bonds to Wyoming Seminary pursuant to a loan agreement dated November 15, 1998. The proceeds of the bonds were used to refund its school revenue bonds series 1993 and for certain capital projects at the school.

Christopher Place Non-Profit Housing Corporation D/B/A Christopher Place, Inc.:

a. The Authority issued their Series 1999 Health Care Revenue Bonds pursuant to a trust indenture dated October 1, 1999.

b. The Authority loaned the proceeds to the Christopher Place Non-Profit Housing Corporation D/B/A Christopher Place, Inc., pursuant to the terms of a loan and security agreement dated October 1, 1999 whereas, the borrower's payment obligations under the loan agreement will be general obligations of the borrower, secured by a lien on and security interest in the borrower's gross revenues and security interest on the borrower's fee title interest in the facility (as defined in the indenture). The proceeds were used to acquire a health care facility (the "Oakwood Terrace Facility").

c. The Authority issued their Series 2005 Health Care Revenue Bonds pursuant to an existing indenture dated October 1, 1999, which provides for additional bonds.

d. The Authority loaned the proceeds to the Christopher Place Non-Profit Corporation D/B/A Christopher Place, Inc., pursuant to the terms of a first supplemental loan agreement dated December 1, 2005 whereas, the borrower's payment obligations under the loan agreement will be general obligations of the borrower, secured by a lien on and security interest in the borrower's gross revenues and security interest on the borrower's first open-end mortgage (as defined in the indenture). The proceeds were used for certain capital projects and refinancing certain existing indebtedness of the corporation.

5. DEPOSITS AND INVESTMENTS

Pennsylvania states provide for investment of governmental funds into certain authorized investment types including U.S. Treasury bills, other short-term U.S. and Pennsylvania government obligations, and insured or collateralized time deposits and certificates of deposit. The statutes do not prescribe regulations related to demand deposits; however, they do allow the pooling of governmental funds for investment purposes.

In addition to the investments authorized for governmental funds, fiduciary fund investments may also be made in corporate stocks and bonds, real estate, and other investments consistent with sound business practice.

