

Belmont County Land Reutilization Corporation

Belmont County

Financial Statements

For the Year Ended December 31, 2014

Belmont County Land Reutilization Corporation

Belmont County

Financial Statements (Unaudited)

For the Year Ended December 31, 2014

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Belmont County Land Reutilization Corporation
Belmont County

Management's Discussion and Analysis
For the Year Ended December 31, 2014
(Unaudited)

The management's discussion and analysis of Belmont County Land Reutilization Corporation's (the Corporation's) financial performance provides an overall review of the Corporation's financial activities for the year ended December 31, 2014. The Corporation began operations on June 2, 2014. The intent of this discussion and analysis is to look at the Corporation's financial performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the Corporation's financial performance.

Financial Highlights

Key financial highlights for 2014 are as follows:

- The Corporation is focused on returning property to productive use, returning property to the tax duplicate and accelerating economic or housing activity in Belmont County communities. The Corporation works cooperatively with cities, other units of government and individual property owners to acquire troubled real estate and return it to productive use.
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- The Corporation received \$100,000 from Belmont County to be used in the operation of the land reutilization purposes of the Corporation.

Overview of the Financial Statements

This annual report consists of financial statements and notes to the financial statements. These statements are organized so the reader can understand the Corporation's financial activities. The statements then proceed to provide a detailed look at our specific financial conditions.

The Statement of Net Position and Statement of Activities provide information about the activities of the whole Corporation, presenting both an aggregate view of the Corporation's finances and a longer-term view of those assets. The Statement of Activities shows changes to net position related to each department of the Corporation. Fund financial statements tell how services were financed in the short-term as well as what dollars remain for future spending.

Reporting the Corporation's Financial Activities

Statement of Net Position and the Statement of Activities

The Statement of Net Position and Statement of Activities include all assets and liabilities using the *accrual basis of accounting* similar to the accounting method used by the private sector. The basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash was received or paid.

These two statements report the Corporation's net position and changes in that position. This change in net position is important because it tells the reader whether, for the Corporation as a whole, the *financial position* of the Corporation has improved or diminished.

Belmont County Land Reutilization Corporation
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Management's Discussion and Analysis
For the Year Ended December 31, 2014
(Unaudited)

The Statement of Net Position and the Statement of Activities are divided into the following categories:

- Assets
- Deferred Outflows of Resources
- Liabilities
- Deferred Inflows of Resources
- Net Position (Assets/Deferred Outflows minus Liabilities/Deferred Inflows)
- Program Expenses and Revenues
- General Revenues
- Net Position Beginning and End of Year

Reporting on the Corporation's Funds

Governmental Funds

The presentation for the Corporation's funds focuses on how resources flow into and out and the balance that is left at year-end and available for spending in future periods. The governmental funds are reported using the modified accrual of accounting which measures cash and all other financial assets that are expected to be readily converted to cash. The governmental fund statements provide a detailed short-term view of the Corporation's general operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future on services provided to the Corporation's government constituents. The relationship (or difference) between governmental activities (reported on the Statement of Net Position and the Statement of Activities) and the General Fund is reconciled in the financial statements.

The table below provides a summary of Corporation's net position for 2014.

ASSETS	
Cash and Cash Equivalents	<u>\$99,998</u>
Total Assets	<u>99,998</u>
LIABILITIES	
Total Liabilities	<u>0</u>
Total Unrestricted Net Position	<u><u>\$99,998</u></u>

Over time, net position can serve as useful indicator of a government's financial position. At December 31, 2014, the Corporation's net position was \$99,998.

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Management's Discussion and Analysis
For the Year Ended December 31, 2014
(Unaudited)

Change in Net Position	<u>2014</u>
REVENUES	
Program Revenue - Operating Grants and Contributions	<u>\$100,000</u>
PROGRAM EXPENSES	
Land Reutilization	<u>2</u>
<i>Total Program Expenses</i>	<u>2</u>
Change in Net Position	99,998
Net Position at Beginning of Period	<u>0</u>
Net Position at End of Year	<u><u>\$99,998</u></u>

Revenues for 2014 were contributions from Belmont County for operations of the Corporation.

The Corporation's Funds

The Corporation's governmental funds are accounted for using the modified accrual basis of accounting. The General Fund had revenues of \$100,000 and expenditures of \$2.

Capital Assets

As of December 31, 2014, the Corporation does not have any capital assets.

Debt

As of December 31, 2014, the Corporation does not have any debt.

Current Financial Related Activities

The Corporation began operations on June 2, 2014. The Corporation is Belmont County, Ohio's agent to reclaim, rehabilitate, and reutilize vacant, abandoned, tax foreclosed and other real property in Belmont County. The purpose of the Corporation is to strengthen neighborhoods in Belmont County by returning vacant and abandoned properties to productive use. By strategically acquiring properties, the Corporation works to reduce blight, promote economic development, increase property values, and thereby improve the quality of life of all Belmont County residents. The principal operating revenues of the Corporation is revenue from property dispositions and grants.

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Management's Discussion and Analysis
For the Year Ended December 31, 2014
(Unaudited)

During 2014, the Corporation was awarded a \$500,000 Neighborhood Initiative Program Grant, which is a Reimbursable grant. As of the date of the financial statements, no draws have been made on the grant.

On March 27, 2015, the Corporation acquired ten properties for land reutilization purposes.

Request for Information

This financial report is designed to provide users of the financial statements with a general overview of the Corporation's finances and show the Corporation's accountability for the money it receives. If you have questions about this report or need additional financial information contact Belmont County Land Reutilization Corporation, 101 West Main Street, St. Clairsville, Ohio 43950.

Belmont County Land Reutilization Corporation
Belmont County
Statement of Net Position
December 31, 2014

	<u>Governmental Activities</u>
Assets	
Equity in Pooled Cash and Cash Equivalents	<u>\$99,998</u>
Total Assets	<u>99,998</u>
Liabilities	
Total Liabilities	<u>0</u>
Net Position	
Unrestricted	<u>99,998</u>
Total Net Position	<u><u>\$99,998</u></u>

See accompanying notes to the basic financial statements.

Belmont County Land Reutilization Corporation
Belmont County
Statement of Activities
For the Year Ended December 31, 2014

	<u>Expenses</u>	<u>Program Revenues Operating Grants and Contributions</u>	<u>Net (Expense) Revenue and Changes in Net Position Governmental Activities</u>
Governmental Activities			
Current:			
Land Reutilization	<u>\$2</u>	<u>\$100,000</u>	<u>\$99,998</u>
Total Governmental Activities	<u><u>\$2</u></u>	<u><u>\$100,000</u></u>	<u><u>\$99,998</u></u>
Change in Net Position			99,998
Net Position Beginning of Year			<u>0</u>
Net Position End of Year			<u><u>\$99,998</u></u>

See accompanying notes to the basic financial statements.

Belmont County Land Reutilization Corporation
Belmont County
 Balance Sheet
 Governmental Funds
 December 31, 2014

	<u>General Fund</u>
Assets	
Equity in Pooled Cash and Cash Equivalents	<u>\$99,998</u>
Total Assets	<u><u>\$99,998</u></u>
Liabilities	
Total Liabilities	0
Fund Balances	
Unassigned	<u>99,998</u>
Total Liabilities and Fund Balances	<u><u>\$99,998</u></u>

See accompanying notes to the basic financial statements.

Belmont County Land Reutilization Corporation
Belmont County
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Fund
For the Year Ended December 31, 2014

	General Fund
Revenues:	
Contributions and Donations	\$100,000
Total Revenues	100,000
Expenditures:	
Current:	
Land Reutilization	2
Total Expenditures	2
Net Change in Fund Balances	99,998
Fund Balance at Beginning of Year	0
Fund Balance at End of Year	\$99,998

See accompanying notes to the basic financial statements.

Belmont County Land Reutilization Corporation

Belmont County

Notes to the Basic Financial Statements

For the Year Ended December 31, 2014

NOTE 1 - DESCRIPTION OF THE REPORTING ENTITY

The Belmont County Land Reutilization Corporation (the Corporation) is a county land reutilization corporation that was formed on June 2, 2014 when the Belmont County Board of Commissioners authorized the incorporation of the Corporation under Chapter 1724 of the Ohio Revised Code through resolution number 10-713 as a not-for-profit corporation under the laws of the State of Ohio. The purpose of the Corporation is to strengthen neighborhoods in Belmont County (the County) by returning vacant and abandoned properties to productive use. The Corporation has been designated as the County's agent to further its mission to reclaim, rehabilitate, and reutilize vacant, abandoned, tax foreclosed and other real property in the County by exercising the powers of the County under Chapter 5722 of the Ohio Revised Code.

Pursuant to Section 1724.03(B) of the Ohio Revised Code, the Board of Directors of the Corporation shall be composed of no less than five and no more than nine members, including, (1) the County Treasurer, (2) at least two members of the County Board of Commissioners, (3) one member who is a representative of the largest municipal corporation, based on the population according to the most recent federal decennial census, that is located in the County, (4) one member who is a representative of a township with a population of at least ten thousand in the unincorporated area of the township according to the most recent federal decennial census, and (5) any remaining members selected by the County Treasurer and the County Commissioners who are members of the Corporation board. The term of office of each ex officio director runs concurrently with the term of office of that elected official. The term of office of each appointed director is two years.

The Corporation is a legally separate entity and is reported by the County as a discretely presented component unit in the County's basic financial statements. The Corporation does not have any component units and does not include any organizations in its presentation. The Corporation's management believes these basic financial statements present all activities for which the Corporation is financially accountable.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the Corporation have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Corporation's significant accounting policies are described below.

A. Basis of Presentation

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

Government-Wide Financial Statements The statement of net position and the statement of activities display information about the Corporation as a whole. These statements

Belmont County Land Reutilization Corporation

Belmont County

Notes to the Basic Financial Statements

For the Year Ended December 31, 2014

usually distinguish between those activities of the Corporation that are governmental and those that are business-type. The Corporation, however, does not have any business-type activities.

The statement of net position presents the financial condition of the governmental activities of the Corporation at year-end. The statement of activities presents a comparison between direct expenses and program revenues for each program or function of the Corporation's governmental activities. Direct expenses are those that are specifically associated with a service, program or department and therefore clearly identifiable to a particular function.

Program revenues include charges paid by the recipient of the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program and interest earned on grants that is required to be used to support a particular program. Revenues which are not classified as program revenues are presented as general revenues of the Corporation, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental program is self-financing or draws from the general revenues of the Corporation.

Fund Financial Statements Fund financial statements are designed to present financial information of the Corporation at this more detailed level. The Corporation's general and grant funds are its only governmental funds.

A. Fund Accounting

The Corporation uses fund accounting to segregate cash and investments that are restricted as to use. A fund is a separate accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and attaining certain objectives in accordance with special regulations, restrictions or limitations.

For financial statement presentation purposes, the Corporation's funds are classified as governmental.

Governmental Funds Governmental funds focus on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be repaid. The difference between governmental fund assets and liabilities is reported as fund balance. The following is the Corporation's governmental fund:

General Fund The general fund accounts for all financial resources that are not required to be separately accounted for. The general fund balance is available to the Corporation for any purpose provided it is expended or transferred according to the general laws of Ohio.

Belmont County Land Reutilization Corporation

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Notes to the Basic Financial Statements

For the Year Ended December 31, 2014

B. Measurement Focus

Government-Wide Financial Statements The government-wide financial statements are prepared using a *flow of economic resources* measurement focus. All assets and all liabilities associated with the operation of the Corporation are included on the Statement of Net Position. The Statement of Activities presents increases (i.e., revenues) and decreases (i.e., expenses) in total net position.

Fund Financial Statements The general fund is accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balance reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared.

C. Basis of Accounting

Basis of accounting determines when transactions are recorded on the financial records and reported on the financial statements. Government-wide statements are prepared using the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, the recording of deferred outflows/inflows of resources and in the presentation of expenses versus expenditures.

Revenues - Exchange and Non-exchange Transactions Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available. Available means that the resources will be collected within the current year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current year. For the Corporation, available means expected to be received within thirty days of year-end.

Non-exchange transactions, in which the Corporation receives value without directly giving equal value in return, include grants, entitlements and donations. Revenue from grants, entitlements and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the Corporation must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the Corporation on a reimbursement basis. On the modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

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Notes to the Basic Financial Statements

For the Year Ended December 31, 2014

Under the modified accrual basis, contributions and donations and grants revenue sources are considered to be both measurable and available at year-end.

Expenses/Expenditures On the accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses.

Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

D. Federal Income Tax

The Corporation is exempt from federal income tax under Section 115(1) of the Internal Revenue Code.

E. Cash and Cash Equivalents

All monies received by the Corporation are deposited in a demand deposit account. The Corporation had no investments during the year or at the end of the year.

F. Net Position

Net position represents the difference between assets/deferred outflow of resources and liabilities/deferred inflows of resources. The Corporation did not have any deferred outflow of resources and deferred inflow of resources as of December 31, 2014. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Board of Directors or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The Corporation had no restricted net assets at December 31, 2014. The Corporation applies restricted resources first when an expense is incurred for which both restricted and unrestricted net positions are available.

G. Estimates

The preparation of the basic financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the basic financial statements and accompanying notes. Actual results may differ from those estimates.

H. Extraordinary and Special Items

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events that are within the control of the Corporation and that are either unusual in nature or infrequent in occurrence. The Corporation had no extraordinary or special items during 2014.

Belmont County Land Reutilization Corporation

Belmont County

Notes to the Basic Financial Statements

For the Year Ended December 31, 2014

I. Fund Balance

Fund balance is divided into five classifications based primarily on the extent to which the Corporation is bound to observe constraints imposed upon the use of the resources in the governmental funds. The classifications are as follows:

1. Non-spendable

The non-spendable fund balance classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash, for example, inventories and prepaid amounts.

2. Restricted

The restricted classification is used when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

3. Committed

The committed fund balance classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Corporation’s Board of Directors.

4. Assigned

Assigned fund balance includes amounts that are constrained by the Corporation’s intent to be used for specific purposes, but are neither restricted nor committed.

5. Unassigned

Unassigned fund balance is the residual classification for the general fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund.

The Corporation applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

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Notes to the Basic Financial Statements

For the Year Ended December 31, 2014

J. Inventory Held for Resale

Inventory held for resale represents properties held by the Corporation that the Corporation intends to sell to a third party. These assets are valued at cost, or in the case of donated or forfeited properties, estimated fair market value based upon a sales contract entered into by the Corporation with a buyer. The Corporation had no inventory held for resale at December 31, 2014

NOTE 3 - DEPOSITS

At December 31, 2014, the carrying amount of the Corporation's deposits was \$99,998. Based on the criteria described in GASB Statement Number 40, *Deposits and Investment Risk Disclosures*, as of December 31, 2014, the Corporation's bank balance of \$99,998 was covered by Federal Deposit Insurance Corporation (FDIC). Custodial credit risk is the risk that in the event of bank failure that the Corporation's deposits may not be returned to it. Protection of The Corporation's cash and deposits is provided by the FDIC or collateralized by the financial institution.

NOTE 4 – RISK MANAGEMENT

The Corporation is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Corporation has obtained commercial insurance from private carriers for the following risks:

- Commercial General Liability
- Directors/Officers Liability

NOTE 5 – RECEIVABLES

The Corporation had no receivables at December 31, 2014.

NOTE 6 – RELATED PARTY TRANSACTIONS

The Corporation is a discretely presented component unit of Belmont County. During 2014, Belmont County provided the Corporation a \$100,000 operating contribution.

NOTE 7 – SUBSEQUENT EVENTS

Grants - During 2014, the Corporation was awarded a \$500,000 Neighborhood Initiative Program Grant, which is a Reimbursable grant. As of the date of the financial statements, no draws have been made on the grant.

Assets Held for Resale - On March 27, 2015, the Corporation acquired ten properties for land reutilization purposes.