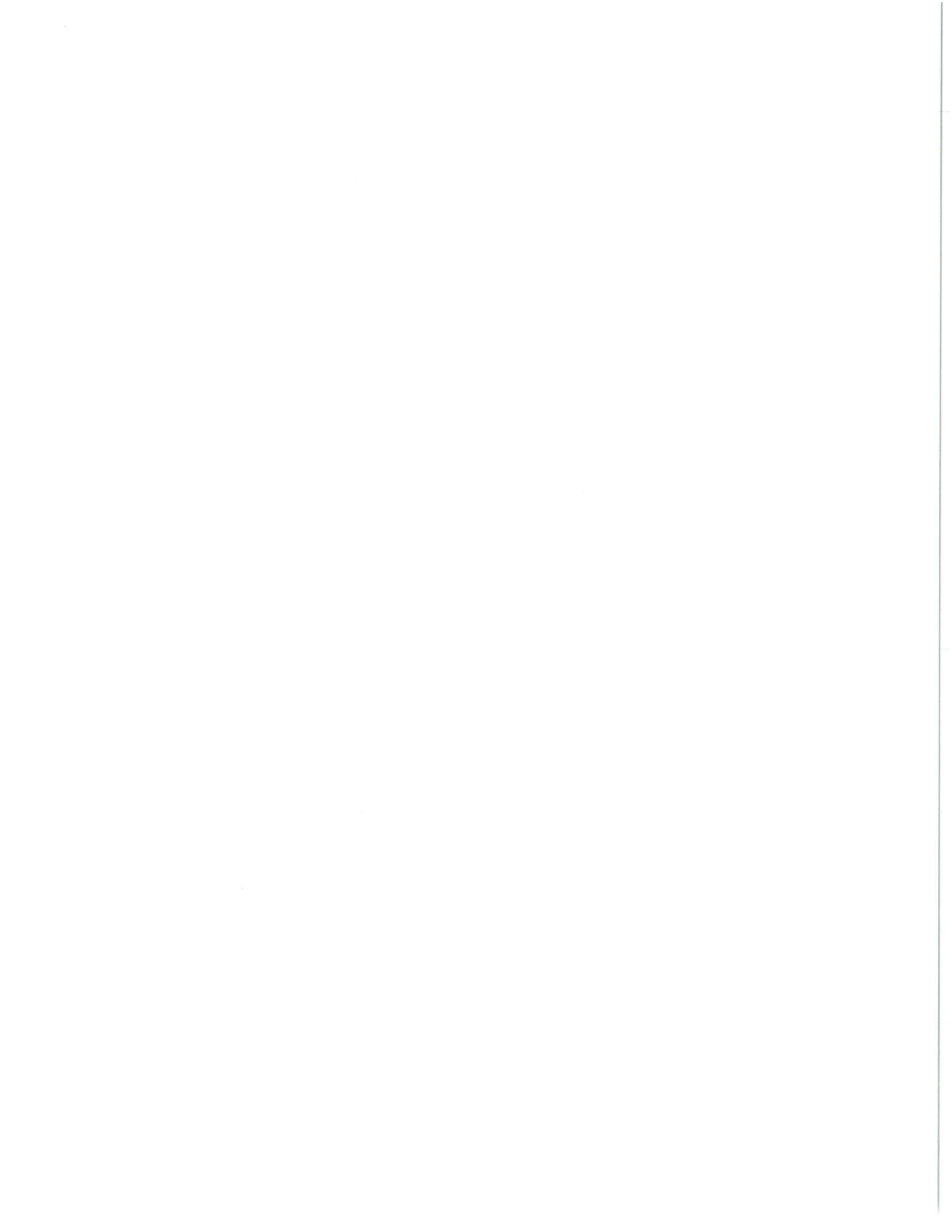


Lawrence County Land Reutilization Corporation  
Lawrence County  
Regular Audit  
For the Year Ended December 31, 2018



Millhuff-Stang, CPA, Inc.  
1428 Gallia Street / Portsmouth, Ohio 45662 / Phone: 740.876.8548  
45 West Second Street, Suite D / Chillicothe, Ohio 45601 / Phone: 740.851.4978  
Fax: 888.876.8549  
[natalie@millhuffstangcpa.com](mailto:natalie@millhuffstangcpa.com) / [roush@millhuffstangcpa.com](mailto:roush@millhuffstangcpa.com)  
[www.millhuffstangcpa.com](http://www.millhuffstangcpa.com)



OHIO AUDITOR OF STATE  
KEITH FABER



88 East Broad Street  
Columbus, Ohio 43215  
IPARepoort@ohioauditor.gov  
(800) 282-0370

Board of Directors  
Lawrence County Land Reutilization Corporation  
327 Vernon Street  
Ironton, Ohio 45638

We have reviewed the *Independent Auditor's Report* of the Lawrence County Land Reutilization Corporation, Lawrence County, prepared by Millhuff-Stang, CPA, Inc., for the audit period January 1, 2018 through December 31, 2018. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. The Lawrence County Land Reutilization Corporation is responsible for compliance with these laws and regulations.

A handwritten signature in cursive script that reads "Keith Faber".

Keith Faber  
Auditor of State  
Columbus, Ohio

November 5, 2019

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**Lawrence County Land Reutilization Corporation**  
**Lawrence County**  
*Table of Contents*  
*For the Year Ended December 31, 2018*

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Title	Page
Independent Auditor’s Report.....	1
Prepared by Management:	
Management’s Discussion and Analysis.....	3
Basic Financial Statements:	
Statement of Net Position .....	6
Statement of Activities.....	7
Balance Sheet – Governmental Fund.....	8
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities.....	9
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Fund .....	10
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities .....	11
Notes to the Financial Statements.....	12
Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing</i> <i>Standards</i> .....	20
Schedule of Findings and Responses .....	22
Schedule of Prior Audit Findings.....	23

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**Independent Auditor's Report**

Board of Directors  
Lawrence County Land Reutilization Corporation  
327 Vernon Street  
Ironton, Ohio 45638

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and the major fund of Lawrence County Land Reutilization Corporation, (the Corporation), a component unit of Lawrence County, as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

***Management's Responsibility 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; this includes 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.

***Auditor's Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Lawrence County Land Reutilization Corporation, as of December 31, 2018, and the respective change in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.


***Other Matters***

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, on pages 3 through 5 be presented to supplement the basic financial statements. Such information, 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 auditing standards generally accepted in the United States of America, 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.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated September 26, 2019 on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.



Millhuff-Stang, CPA, Inc.  
Portsmouth, Ohio

September 26, 2019



**Lawrence County Land Reutilization Corporation**  
*Management's Discussion and Analysis*  
*For the Year Ended December 31, 2018*  
*Unaudited*

---

The management's discussion and analysis of the Lawrence County Land Reutilization Corporation's (the Corporation) financial performance provides an overall review of the Corporation's financial activities for the year ended December 31, 2018. 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 2018 are as follows:

- Net position of governmental activities increased by \$1,610,689.
- The Corporation's general revenue accounted for \$146,211 or 8 percent of total revenue. Program specific revenues in the form of charges for services and sales, grants and contributions accounted for \$1,775,879 or 92 percent of total revenues of \$1,922,090.
- The Corporation had \$311,401 in expenses related to governmental activities; all of these expenses were offset by program specific charges for services and sales, grants and contributions.
- The general fund, the Corporation's major fund, had \$1,938,709 in operating revenues and \$419,675 in expenditures.

### **Using this Annual Financial Report**

This annual report consists of financial statements and notes to the financial statements. These statements are prepared and organized so the reader can understand the Corporation as a financial whole or as an entire operating entity. 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 finances. Fund financial statements tell how services were financed in the short-term as well as what dollars remain for future spending.

### **Reporting the Corporation as a Whole**

#### *Statement of Net Position and the Statement of Activities*

The statement of net position and statement of activities include all assets, liabilities, and deferred inflows and outflows of resources using the accrual basis of accounting similar to the accounting method used by the private sector. This 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 change in net 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. However, in evaluating the overall position of the Corporation, non-financial information of the Corporation will also need to be evaluated.

### **Reporting on the Corporation's Most Significant Fund**

#### *Governmental Fund*

The presentation for the Corporation's only fund, the general fund, focuses on how resources flow into and out of it and the balance left at year-end and available for spending in future periods. The general fund is reported using the modified accrual basis 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

**Lawrence County Land Reutilization Corporation**

*Management's Discussion and Analysis*

*For the Year Ended December 31, 2018*

*Unaudited*

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 Statement of Activities) and the general fund is reconciled in the financial statements.

**The Lawrence County Land Reutilization Corporation as a Whole**

Recall that the statement of net position provides the perspective of the Corporation as a whole. Table 1 provides a summary of the Corporation's net position as of December 31, 2018 and 2017.

Table 1  
Net Position

	2018	2017
<b>Assets</b>		
Current and Other Assets	\$3,107,154	\$1,180,697
Capital Assets, Net	7,298	10,687
Total Assets	3,114,452	1,191,384
<b>Liabilities</b>		
Current and Other Liabilities	255,863	13,112
Long-Term Liabilities	450,156	380,528
Total Liabilities	706,019	393,640
<b>Net Position</b>		
Net Investment in Capital Assets	7,298	10,687
Unrestricted	2,401,135	787,057
Total Net Position	\$2,408,433	\$797,744

Table 2 shows the changes in net position for the years ended December 31, 2018 and 2017.

Table 2  
Changes in Net Position

	2018	2017
<b>Revenues</b>		
Program Revenues:		
Charges for Services and Sales	\$29,842	\$58,962
Operating Grants and Contributions	1,746,037	868,609
Total Program Revenues	1,775,879	927,571
General Revenues:		
Grants and Entitlements not Restricted to Specific Programs	146,211	160,502
Total Revenues	1,922,090	1,088,073
<b>Expenses</b>		
Professional Contracts and Services	18,882	32,953
Administration	226,858	130,576
Economic Development-Land Reutilization	65,661	0
Total Expenses	311,401	163,529
Change in Net Position	1,610,689	924,544
Net Position, Beginning of Year	797,744	(126,800)
Net Position, End of Year	\$2,408,433	\$797,744

**Lawrence County Land Reutilization Corporation**

*Management's Discussion and Analysis*

*For the Year Ended December 31, 2018*

*Unaudited*

Current and other assets, operating grants and contributions, and administration expenses increased due to an increase in the number of properties for which demolition activity was undertaken. Long term liabilities also increased due to more time spent by County employees on land bank operations.

**The Corporation's Fund**

The Corporation's general fund is accounted for using the modified accrual basis of accounting. This fund had total revenues and other financial sources of \$2,120,000 and expenditures of \$419,675 resulting in an increase in total fund balance of \$1,700,325.

**Capital Assets**

As of December 31, 2018, the Corporation had \$7,298 in capital assets. These capital assets are reduced using the straight-line method of depreciation and separated by class.

Table 3  
Capital Assets

	2018	2017
Furniture, Fixtures, and Equipment	\$13,754	\$13,754
Accumulated Depreciation	(6,456)	(3,067)
Total Capital Assets, Net	\$7,298	\$10,687

See note 10 of the notes to the basic financial statements for more information on capital assets.

**Debt**

As of December 31, 2018 and 2017, the Corporation owed \$450,156 and \$380,528, respectively, to Lawrence County for a long-term loan. In addition, the Corporation has a line of credit with the Ohio Housing Finance Agency that had balances of \$255,863 and \$11,755, respectively, at December 31, 2018 and 2017. See notes 9 and 11 of the notes to the basic financial statements for more information.

**Current Financial Related Activities**

The Corporation has been designated by Lawrence County, Ohio as its agent for the reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed and other real property in Lawrence County. Principal operating revenues of the Corporation include contributions from Lawrence County's delinquent tax and assessment collection fund. The Corporation is currently participating in the Ohio Housing Finance Agency Neighborhood Initiative Program, through the office of the United States Department of Treasury.

**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 Stephen Burcham, CPA, Chairman of the Board of Directors, Lawrence County Land Reutilization Corporation, 327 Vernon St., Ironton, Ohio 45638.



**Lawrence County Land Reutilization Corporation**  
*Statement of Net Position*  
*December 31, 2018*

---

	<u>Governmental Activities</u>
<b>Assets</b>	
Cash and Cash Equivalents	\$328,991
Intergovernmental Receivable	123,977
Assets Held for Resale	2,654,186
Depreciable Capital Assets, Net	<u>7,298</u>
Total Assets	3,114,452
<b>Liabilities</b>	
Line of Credit: Ohio Housing Finance Agency	255,863
Long-Term Liabilities:	
Due in More Than One Year	<u>450,156</u>
Total Liabilities	706,019
<b>Net Position</b>	
Net Investment in Capital Assets	7,298
Unrestricted	<u>2,401,135</u>
Total Net Position	<u><u>\$2,408,433</u></u>

See the accompanying notes to the basic financial statements.



**Lawrence County Land Reutilization Corporation**  
*Statement of Activities*  
For the Year Ended December 31, 2018

	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services and Sales	Operating Grants and Contributions	Governmental Activities
<b>Governmental Activities</b>				
Professional Contracts and Services	\$18,882	\$0	\$0	(\$18,882)
Administration	226,858	0	65,140	(161,718)
Economic Development-Land Reutilization	65,661	29,842	1,680,897	1,645,078
Total Governmental Activities	<u>\$311,401</u>	<u>\$29,842</u>	<u>\$1,746,037</u>	1,464,478
<b>General Revenue</b>				
Grants and Entitlements not Restricted to Specific Programs				<u>146,211</u>
Total General Revenues				<u>146,211</u>
Change in Net Position				1,610,689
Net Position, Beginning of Year				<u>797,744</u>
Net Position, End of Year				<u><u>\$2,408,433</u></u>

See the accompanying notes to the basic financial statements.

**Lawrence County Land Reutilization Corporation**  
*Balance Sheet*  
*Governmental Fund*  
*December 31, 2018*

---

	General
<b>Assets</b>	
Cash and Cash Equivalents	\$328,991
Intergovernmental Receivable	123,977
Assets Held for Resale	2,654,186
Total Assets	\$3,107,154
<b>Liabilities</b>	
Line of Credit: Ohio Housing Finance Agency	\$255,863
Total Liabilities	255,863
<b>Fund Balances</b>	
Nonspendable:	
Assets Held for Resale	2,654,186
Unassigned	197,105
Total Fund Balances	2,851,291
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$3,107,154

See the accompanying notes to the basic financial statements.

**Lawrence County Land Reutilization Corporation**  
*Reconciliation of Total Governmental Fund Balances to*  
*Net Position of Governmental Activities*  
*December 31, 2018*

---

Fund Balances - Total Governmental Funds \$2,851,291

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 7,298

Long-term liabilities, including loans payable, are not due and payable in the current period and therefore are not reported in the funds:

Loan from Lawrence County (450,156)

Net Position of Governmental Activities \$2,408,433

See the accompanying notes to the basic financial statements.

**Lawrence County Land Reutilization Corporation**  
*Statement of Revenues, Expenditures, and Changes in Fund Balances*  
*Governmental Fund*  
*For the Year Ended December 31, 2018*

	General
<b>Revenues</b>	
Intergovernmental	\$1,843,727
Interest	140
Property Sales	29,842
Contributions and Donations	65,000
Total Revenues	1,938,709
<b>Expenditures</b>	
Professional Contracts and Services	18,882
Administration	223,469
Economic Development-Land Reutilization	65,661
Debt Service:	
Principal Retirement	111,663
Total Expenditures	419,675
Revenues Over Expenditures	1,519,034
<b>Other Financing Sources</b>	
Proceeds from Loan	181,291
Total Other Financing Sources	181,291
Net Change in Fund Balances	1,700,325
Fund Balances, Beginning of Year	1,150,966
Fund Balances, End of Year	\$2,851,291

See the accompanying notes to the basic financial statements.

**Lawrence County Land Reutilization Corporation**  
*Reconciliation of the Statement of Revenues, Expenditures, and Changes in  
Fund Balances of Governmental Funds to the Statement of Activities  
For the Year Ended December 31, 2018*

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Net Change in Fund Balances - Total Governmental Funds \$1,700,325

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation exceeded capital outlay in the current period. (3,389)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

Grants (16,619)

Long-term proceeds from other governments provide current financial resources to governmental funds but issuing debt increases long-term liabilities in the statement of net position. Repayment of long-term loan principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. This is the amount by which proceeds exceeded repayment. (181,291)

Repayments of lines of credit principal are expenditures in the governmental funds, but the repayments reduce liabilities in the statement of net position and do not result in an expense in the statement of activities. 111,663

Change in Net Position of Governmental Activities \$1,610,689

See the accompanying notes to the basic financial statements.



## Lawrence County Land Reutilization Corporation

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2018*

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### **Note 1- Description of the Reporting Entity**

The Lawrence County Land Reutilization Corporation (the Corporation) is a county land reutilization Corporation that was formed on May 12, 2016, when the Lawrence County Commissioners authorized the incorporation of the Corporation under Chapter 1724 of the Ohio Revised Code through Resolution number 2016-001 as a not-for-profit corporation under the laws of the State of Ohio. The purpose of the Corporation is to strengthen neighborhoods in Lawrence 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 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 five to nine members including two County Commissioners, the County Treasurer, one representative from the municipal corporation with the largest population (City of Ironton), and one representative from a township with the population over 10,000 (Upper Township). The Corporation is classified as a component unit of Lawrence County for reporting purposes, in accordance with Governmental Accounting Standards Board (GASB) Statement No. 14, as amended by GASB Statements No. 39 and 61.

The Corporation is dedicated to strategically acquiring tax foreclosed property and other foreclosed property from the Board of Revision, Sheriff's sale, Bank Real Estate Owned, County Fiscal Officer, third parties, and through donations. The Corporation then strives to put the properties back to productive use.

The financial statements include all agencies, divisions, and operations for which the Corporation is financially accountable. Financial accountability exists if a primary government/component unit appoints a majority of an organization's governing board and is able to impose its will on that organization. Financial accountability may also be deemed to exist if there is a potential for the organization to provide financial benefits to, or impose financial burdens on, the primary government/component unit. On this basis, no governmental organization other than the Corporation itself is included in the financial reporting entity.

### **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.

#### ***Basis of Presentation***

The Corporation's basic financial statement 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 include the financial activities of the primary government. These statements 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

## Lawrence County Land Reutilization Corporation

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2018*

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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***

During the year, the Corporation segregates transactions related to certain Corporation 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 Corporation at this more detailed level. The Corporation's general fund is its only governmental fund.

### ***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 or limitations. For financial statement presentation purposes, the Corporation's fund is classified as governmental. There were no restricted funds at December 31, 2018.

### ***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 deferred outflows of resources and liabilities and deferred inflows of resources is reported as fund balance. The following is the Corporation's governmental fund:

*General Fund* The general fund accounts for all financial resources, including those that are received from the Lawrence County Treasurer from penalties collected on delinquent property taxes and interest on those delinquencies. 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.

### ***Measurement Focus***

#### ***Government-Wide Financial Statements***

The government-wide financial statements are prepared using a flow economic resources measurement focus. All assets and deferred outflows of resources and all liabilities and deferred inflows of resources associated with the operations 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 deferred outflows of resources and current liabilities and deferred inflows of resources 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. Governmental fund financial statements therefore may include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for the general fund.



**Lawrence County Land Reutilization Corporation**

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2018*

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***Basis of Accounting***

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

***Revenues***

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 sixty days of year-end.

Nonexchange 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 specific purpose; and expenditure requirements, in which the resources are provided to the Corporation on a reimbursement basis. On the modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized.

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

***Deferred Outflows/Inflows of Resources***

In addition to assets, the statements of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows or resources represents a consumption of assets that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then. The Corporation did not have any deferred outflows of resources at December 31, 2018.

In addition to liabilities, the statements of financial position will sometimes report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of assets that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. The Corporation did not have any deferred inflows of resources at December 31, 2018.

***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.

***Budgetary Process***

The Corporation is not bound by the budgetary laws prescribed by the Ohio Revised Code for governmental entities.



**Lawrence County Land Reutilization Corporation**

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2018*

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***Federal Income Tax***

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

***Cash and Cash Equivalents***

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

***Assets Held for Resale***

Assets held for resale represent properties purchased by or donated to the Corporation. These properties are valued based upon the purchase price plus any costs of maintenance, rehabilitation or demolition of homes on the properties. The Corporation holds the properties until the home is either sold to a new homeowner, sold to an individual who will rehabilitate the home, the home on the property is demolished, or the Corporation may sell other lots to the owners of adjacent parcels for a nominal cost.

***Capital Assets***

General capital assets are capital assets which are associated with and generally arise from governmental activities. General capital assets are reported in governmental activities column of the government-wide statement of net position but are not reported in the financial statements of the general fund. All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets are recorded at their acquisition values as of the date received. All capital assets, excluding land, are depreciated. Improvements are depreciated over the remaining useful lives of the related capital assets. Depreciation is computed using the straight-line method over the following useful lives: furniture, fixtures and equipment 3-7 years.

***Accrued Liabilities and Long-Term Obligations***

All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements.

Governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources are reported as obligations of the fund.

***Net Position***

Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources. Net position is reported as restricted when there are limitations imposed on its use either through enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The Corporation had no restricted net position at December 31, 2018. The Corporation applies restricted resources first when an expense is incurred for which restricted and unrestricted amounts are available.

***Intergovernmental Revenue***

The Corporation receives operating income through Lawrence County. This money represents the penalties and interest on current unpaid and delinquent property taxes once these taxes are paid. Pursuant to ORC 321.263, these penalty and interest monies are collected by the County when taxes are paid and then are paid to the Corporation upon the Corporation's written request. Grant funding consists of funds received from the Ohio Housing Finance Agency (OHFA) Neighborhood Initiative Program (NIP).

**Lawrence County Land Reutilization Corporation**

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2018*

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***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.

***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 administration and that are either unusual in nature or infrequent in occurrence. The Corporation had no extraordinary or special items during 2018.

***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 or enabling legislation. The classifications are as follows:

*Nonspendable* The nonspendable fund balance category includes amount that cannot be spent because they are not in spendable form or are legally or contractually required to remain intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash. It also includes the long-term amount of loans receivable, as well as property acquired for resale, unless the use of the proceeds from the collection of those receivables or from the sale of those properties is restricted, committed or assigned.

*Restricted* Fund balance is reported as restricted 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 is imposed by law through constitutional provisions or enabling legislation.

*Committed* The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action (resolution) of the Corporation’s Board. Those committed amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (resolution) it employed to previously commit those amounts. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed or used in satisfying those contractual requirements.

*Assigned* Amounts in the assigned fund balance classification are intended to be used by the Corporation for specific purposes but do not meet the criteria to be classified as restricted or committed.

*Unassigned* Unassigned fund balance is the residual classification for the general fund and includes all spendable amounts not contained in the other classifications.

The Corporation has not adopted a formal fund balance policy. 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.

**Note 3- Deposits**

At December 31, 2018, the entire amount of the Corporation’s bank balance of \$436,839 was covered by Federal Deposit Insurance Corporation (FDIC) or by the Ohio Pooled Collateral System (OPCS), as discussed below.

Protection of the Corporation's deposits is provided by the Federal Deposit Insurance Corporation (FDIC) or by the financial institution’s participation in the Ohio Pooled Collateral System (OPCS), a collateral pool of eligible



**Lawrence County Land Reutilization Corporation**

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2018*

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securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institution.

**Note 4- Transactions with Lawrence County**

Pursuant to and in accordance with Section 321.261 (B) of the Ohio Revised Code, the Corporation has been authorized by the Lawrence County Commissioners to receive 5 percent of all collections of delinquent real property, personal property, and manufactured and mobile home taxes that are deposited into the County's Delinquent Tax Assessment Collection fund and will be available for appropriation by the Corporation to fund operations. Lawrence County paid a total of \$146,211 to the Corporation in DTAC funds in 2018.

The Corporation also had a loan with Lawrence County which is further discussed in note 9.

**Note 5- 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; and natural disasters.

The Corporation maintains comprehensive insurance coverage with independent third parties for real property, building, vehicle, general liability and professional liability insurance. There were not settled claims from these risks that have exceeded commercial insurance coverage. There was no significant reduction in coverage from the prior fiscal year.

Coverages as follows:

Commercial General Liability is \$1,000,000 per occurrence and \$3,000,000 in aggregate. Public Officials Wrongful Act liability is \$1,000,000 per occurrence and \$3,000,000 in aggregate.

**Note 6- Receivables**

Receivables at December 31, 2018 consisted of funds due from the Ohio Housing Finance Agency Neighborhood Initiative Program grant. An allowance of doubtful accounts was not recorded because all receivables are expected to be collected in full.

The principal item of governmental activities receivable was a grant receivable for the Ohio Housing Finance Agency Neighborhood Initiative Program grant in the amount of \$123,977.

**Note 7- Contingent Liabilities**

***Litigation***

The Corporation is not currently a party to any legal proceeding.

***Grants***

The Corporation received financial assistance from state agencies in the form of grants. The expenditure of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the general fund. However, the effect of any such disallowed claims on the overall financial position of the Corporation at December 31, 2018, if applicable, cannot be determined at this time.

**Lawrence County Land Reutilization Corporation**

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2018*

**Note 8- Fund Balance**

Fund balance is classified as nonspendable, restricted, committed, assigned and/or unassigned based primarily on the extent to which the Corporation is bound to observe constraints imposed upon the use of the resources in the governmental fund. The constraints placed on fund balance for the general fund is presented below:

*Nonspendable* – Assets Held for Resale – \$2,654,186

*Unassigned* – \$197,105

**Note 9- Long Term Debt**

The changes in the Corporation’s long-term liabilities during year 2018 were as follows:

	Amount Outstanding 12/31/2017	Additions	Deletions	Amount Outstanding 12/31/2018	Amounts Due in One Year
<i>Governmental Activities:</i>					
Lawrence County Loan (0% interest)	\$380,528	\$181,291	(\$111,663)	\$450,156	\$0
Total Governmental Activities	\$380,528	\$181,291	(\$111,663)	\$450,156	\$0

This was a loan agreement between the Corporation and Lawrence County. The agreement provided that Lawrence County would incur costs related to employees working on land bank operations and other operational start up costs up front and those costs would be repaid to the County once the Corporation was financially able. This is a zero percent loan with no set repayment schedule established.

**Note 10- Capital Assets**

Capital assets activity for the year ended December 31, 2018 was as follows:

	Balance 1/1/18	Additions	Deductions	Balance 12/31/2018
<i>Governmental Activities:</i>				
Capital Assets, being Depreciated:				
Furniture, Fixtures, and Equipment	\$13,754	\$0	\$0	\$13,754
Total Capital Assets, being Depreciated	13,754	0	0	13,754
Less Accumulated Depreciation:				
Furniture, Fixtures, and Equipment	(3,067)	(3,389)	0	(6,456)
Total Accumulated Depreciation	(3,067)	(3,389)	0	(6,456)
Governmental Activities Capital Assets, Net	\$10,687	(\$3,389)	\$0	\$7,298.

Depreciation expense was charged to the administration expenditure line item.

**Note 11- Short Term Line of Credit**

The Corporation has a line of credit available through the Ohio Housing Finance Agency (OHFA) with the maximum amount available at any time of \$375,000. This line of credit carries a zero percent interest rate.

**Lawrence County Land Reutilization Corporation**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2018*

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Changes in this line of credit during 2018 were as follows:

	Amount Outstanding 12/31/2017	Additions	Deletions	Amount Outstanding 12/31/2018
<i>Governmental Activities:</i>				
OHFA Line of Credit	\$11,755	\$1,963,903	(\$1,719,795)	\$255,863
Total Governmental Activities	\$11,755	\$1,963,903	(\$1,719,795)	\$255,863

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**Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards***

Independent Auditor's Report

Board of Directors  
Lawrence County Land Reutilization Corporation  
327 Vernon Street  
Ironton, Ohio 45638

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and major fund of Lawrence County Land Reutilization Corporation, (the Corporation) as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements, and have issued our report thereon dated September 26, 2019.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Corporation's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify a certain deficiency in internal control, described in the accompanying schedule of findings and responses as item 2018-001 that we consider to be a material weakness.

### **Compliance and Other Matters**

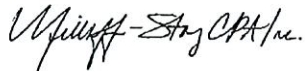
As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Corporation's Response to Findings**

The Corporation's response to the finding identified in our audit is described in the accompanying schedule of findings and responses. The Corporation's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Millhuff-Stang, CPA, Inc.  
Portsmouth, Ohio

September 26, 2019



**Lawrence County Land Reutilization Corporation**  
*Schedule of Findings and Responses*  
*For the Year Ended December 31, 2018*

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**Finding 2018-001 – Material Weakness – Financial Reporting**

A monitoring system by the Corporation should be in place to prevent or detect misstatements to help ensure the accurate presentation of the Corporation's financial statements.

During the course of testing, we found the following errors within the financial statements:

- The Corporation's short-term line of credit disclosure included activity since the inception of its OHFA line of credit as current year proceeds and payments instead of only current year activity.
- The Corporation's long-term debt disclosure reported activity of the County loan as a net figure. Adjustments were made to gross up proceeds and principal payments.
- Receivables were underreported due to a difference in interpretation of accounting standards in relation to the grant agreement.

The Corporation should implement procedures to ensure that financial statements and note disclosures are accurate and complete.

*Client Response:*

We have reviewed the professional standards and agree with the suggestion for improvement and will apply all procedures to future financial statements.

**Lawrence County Land Reutilization Corporation**

*Schedule of Prior Audit Findings*

*For the Year Ended December 31, 2018*

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Finding Number	Finding Summary	Fully Corrected?	Not Corrected, Partially Corrected; Significantly Different Corrective Action Taken; or Finding No Longer Valid; <i>Explain</i>
Finding 2017-001	Material Weakness – Financial Reporting	No	Reissued as Finding 2018-001

# OHIO AUDITOR OF STATE KEITH FABER



LAWRENCE COUNTY LAND REUTILIZATION CORPORATION

LAWRENCE COUNTY

## CLERK'S CERTIFICATION

This is a true and correct copy of the report which is required to be filed in the Office of the Auditor of State pursuant to Section 117.26, Revised Code, and which is filed in Columbus, Ohio.

*Susan Babbitt*

CLERK OF THE BUREAU

CERTIFIED  
NOVEMBER 19, 2019

***Corporation's Response to Findings***

The Corporation's response to the finding identified in our audit is described in the accompanying schedule of findings. We did not subject the Corporation's response to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

***Purpose of this Report***

This report only describes the scope of our internal control and compliance testing and our testing results, and does not opine on the effectiveness of the Corporation's internal control or on compliance. This report is an integral part of an audit performed under *Government Auditing Standards* in considering the Corporation's internal control and compliance. Accordingly, this report is not suitable for any other purpose.

A handwritten signature in black ink that reads "Dave Yost". The signature is written in a cursive style with a large, looping "D" and "Y".

**Dave Yost**  
Auditor of State

Columbus, Ohio

September 27, 2018

LAWRENCE COUNTY LAND REUTILIZATION CORPORATION  
LAWRENCE COUNTY

SCHEDULE OF FINDINGS  
DECEMBER 31, 2017

FINDINGS RELATED TO THE FINANCIAL STATEMENTS  
REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS

FINDING NUMBER 2017-001

**Material Weakness**

In our audit engagement letter, as required by AU-C Section 210, *Terms of Engagement*, paragraph .06, management acknowledged its responsibility for the preparation and fair presentation of their financial statements; this responsibility includes designing, implementing and maintaining internal control relevant to preparing and fairly presenting financial statements free from material misstatement, whether due to fraud or error as discussed in AU-C Section 210 paragraphs .A14 & .A16.

We identified the following misstatements in the Corporation's financial statements for the year ended December 31, 2017:

- The initial statements filed by the Corporation did not include all the required components of basic financial statements. The initial financial statements included only full accrual financial statements, and omitted the modified accrual governmental fund information and the related reconciliations with the full accrual statements.
- General fund balance classifications were not reported and therefore \$931,061 in nonspendable General fund balance was not reported at December 31, 2017.
- Material footnote disclosures were omitted. These included items such as a long term debt footnote, capital asset footnote, fund balance footnote, receivable footnote, and contingency footnote.
- The amount due to Lawrence County of \$380,528 was classified as a current liability which was incorrect. This amount was not due to be paid within one year, and should have been reported as a long term liability at December 31, 2017.
- The beginning balance was overstated by \$126,800 because the Corporation began 2017 with a \$126,800 deficit. This deficit was the result of Lawrence County incurring costs on behalf of the Corporation in 2016 totaling \$126,800. These costs were to be repaid by the Corporation to the County, and thus at December 31, 2016, the Corporation owed Lawrence County \$126,800.
- Net Position at December 31, 2017 was not properly classified. Net Investment In Capital Assets was understated by \$10,687.

The Corporation has corrected the financial statements.

The Corporation lacked controls to ensure complete and accurate financial reporting.

To ensure the Corporation's financial statements and notes to the financial statements are complete and accurate, the Corporation should adopt policies and procedures, including a final review of the statements and footnotes by the Fiscal Officer and Board, to identify and correct errors and omissions



**FINDING NUMBER 2017-001  
(Continued)**

**Officials' Response:**

GASB allows for both accrual and modified accrual basis of accounting and it is our belief the full accrual method provides a more accurate reflection of activities of this entity. Simply the receipt of governmental revenues doesn't necessarily reflect a modified accrual basis as the revenues reflect activities due to reimbursement of the completion of an activity not right to receipt such as a government entity that levies taxes with no performance requirements.

**Auditor of State Conclusion:**

The Corporation does not have the option of presenting either the accrual or the modified accrual basis of accounting because the Governmental Accounting Standards Board (GASB) requires both full accrual and modified accrual statements.

GASB codification section 2200.102 b. sets the minimum requirements for the basic financial statements:

- (1) Government-wide financial statements. The government-wide statements should display information about the reporting government as a whole, except for its fiduciary activities. The statements should include separate columns for the governmental and business-type activities of the primary government 2 as well as for its component units. Government-wide financial statements should be prepared using the economic resources measurement focus and **the accrual basis of accounting**.
- (2) Fund financial statements. Fund financial statements for the primary government's governmental, proprietary, and fiduciary funds should be presented after the government-wide statements. These statements display information about major funds individually and nonmajor funds in the aggregate for governmental and enterprise funds. Fiduciary statements should include financial information for fiduciary funds and similar component units. Each of the three fund categories should be reported using the measurement focus and basis of accounting required for that category. (See paragraphs .151–.179 and Section 1600.) GASB codification section 1600.105 requires that the "**modified accrual basis**" and should be applied in all governmental fund accounting and reporting.

The initial financial statements included only full accrual financial statements, and omitted the modified accrual governmental fund information and the related reconciliations with the full accrual statements.



# Dave Yost • Auditor of State

LAWRENCE COUNTY LAND REUTILIZATION CORPORATION

LAWRENCE COUNTY

## CLERK'S CERTIFICATION

This is a true and correct copy of the report which is required to be filed in the Office of the Auditor of State pursuant to Section 117.26, Revised Code, and which is filed in Columbus, Ohio.

*Susan Babbitt*

CLERK OF THE BUREAU

CERTIFIED  
OCTOBER 11, 2018