



OHIO AUDITOR OF STATE
KEITH FABER



**CLINTON COUNTY LAND REUTILIZATION CORPORATION
CLINTON COUNTY**

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INDEPENDENT AUDITOR'S REPORT

Clinton County Land Reutilization Corporation
Clinton County
46 S. South Street, Suite 205
Wilmington, Ohio 45177

To the Board of Directors:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and major fund of the Clinton County Land Reutilization Corporation, Clinton County, Ohio (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 as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for preparing and fairly presenting these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes designing, implementing, and maintaining internal control relevant to preparing and fairly presenting financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to opine on these financial statements based on our audit. We audited in accordance with auditing standards generally accepted in the United States of America and the financial audit standards in the Comptroller General of the United States' *Government Auditing Standards*. Those standards require us to plan and perform the audit to reasonably assure the financial statements are free from material misstatement.

An audit requires obtaining evidence about financial statement amounts and disclosures. The procedures selected depend on our judgment, including assessing the risks of material financial statement misstatement, whether due to fraud or error. In assessing those risks, we consider internal control relevant to the Corporation's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not to the extent needed to opine on the effectiveness of the Corporation's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of management's accounting policies and the reasonableness of their significant accounting estimates, as well as our evaluation of the overall financial statement presentation.

We believe the audit evidence we obtained is sufficient and appropriate to support our audit opinions.

Opinion

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

Emphasis of Matter

As discussed in Note 2 to the financial statements, for 2018 the Corporation changed accounting principles from the cash basis to accounting principles generally accepted in the United States of America. We did not modify our opinion regarding this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require this presentation to include *management's discussion and analysis*, listed in the table of contents, to supplement the basic financial statements. Although this information is not part of the basic financial statements, the Governmental Accounting Standards Board considers it essential for placing the basic financial statements in an appropriate operational, economic, or historical context. We applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, consisting of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, to the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not opine or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to opine or provide any other assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 23, 2020, on our consideration of the Corporation's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. That report describes the scope of our internal control testing over financial reporting and compliance, and the results of that testing, and does not opine on 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.



Keith Faber
Auditor of State

Columbus, Ohio

April 23, 2020

Clinton County Land Reutilization Corporation

Clinton County, Ohio

Management's Discussion and Analysis

For the Year Ended December 31, 2018

The discussion and analysis of the Clinton 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 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:

- The Corporation receives 5 percent of the delinquent taxes and assessment collections from Clinton County. The Corporation reported \$59,355 in 2018.
- The Corporation participated in the Neighborhood Initiative Program (NIP) in 2018 and reported \$621,034 in reimbursement awards.
- Net position increased \$538,756 in 2018. Further details will be discussed in this analysis.

Using this Annual Financial Report

This annual report consists of a series of financial statements and notes to those 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 an increasingly 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.

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Clinton County Land Reutilization Corporation
Clinton County, Ohio
Management's Discussion and Analysis
For the Year Ended December 31, 2018

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 and deferred outflows of resources and liabilities and deferred inflows of resources using the accrual basis of accounting similar to the accounting method used by the private sector. The basis for this accounting takes into account all of the current year's revenues and expenses regardless of when the cash was received or paid.

These two statements report the Corporation's net position and the changes in net position. The 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 such as the condition of the Corporation's capital assets will also need to be evaluated.

Reporting the Corporation's Most Significant Fund

Fund Financial Statements

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

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Clinton County Land Reutilization Corporation
Clinton County, Ohio
Management's Discussion and Analysis
For the Year Ended December 31, 2018

The Clinton 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 for 2018 compared to 2017:

Table 1
Net Position

	2018	2017	Change
Assets			
Current and Other Assets	\$ 632,149	\$ 278,965	\$ 353,184
<i>Total Assets</i>	632,149	278,965	353,184
Liabilities			
Current and Other Liabilities	23,928	209,500	(185,572)
<i>Total Liabilities</i>	23,928	209,500	(185,572)
Net Position			
Unrestricted	608,221	69,465	538,756
<i>Total Net Position</i>	\$ 608,221	\$ 69,465	\$ 538,756

The Corporation showed a continued increase in operations over 2017. Cash increased mainly due to an increase in NIP grant revenues. In addition, assets held for resale increased over 2017 as the Corporation acquired additional properties to improve. The decrease in current and other liabilities is primarily due to the Corporation repaying their line of credit in full in 2018.

Clinton County Land Reutilization Corporation

Clinton County, Ohio

Management's Discussion and Analysis

For the Year Ended December 31, 2018

Table 2 shows the change in net position for 2018. Due to the change in accounting basis in 2018, only one year of information is available. This table will present two years in side-by-side comparison in successive reporting years. This will enable the reader to draw further conclusion about the Corporation's financial status.

Table 2
Change in Net Position

	<u>2018</u>
<i>Revenues</i>	
<i>Program Revenues:</i>	
Operating Grants	<u>\$ 721,034</u>
<i>General Revenues:</i>	
Intergovernmental	59,355
Other	<u>36</u>
<i>Total General Revenues</i>	<u>59,391</u>
<i>Total Revenues</i>	<u>780,425</u>
<i>Program Expenses</i>	
<i>General Government:</i>	
Professional and Contract Services	209,867
Administration	<u>31,802</u>
<i>Total Program Expenses</i>	<u>241,669</u>
<i>Increase (Decrease) in Net Position</i>	538,756
<i>Net Position Beginning of Year</i>	<u>69,465</u>
<i>Net Position End of Year</i>	<u><u>\$ 608,221</u></u>

Clinton County Land Reutilization Corporation
Clinton County, Ohio
Management's Discussion and Analysis
For the Year Ended December 31, 2018

The Corporation's Fund

This Corporation's governmental fund is accounted for using the modified accrual basis of accounting.

The Corporation had general fund revenues of \$780,425 and expenditures of \$241,669. An increase in the Neighborhood Initiative Program revenue contributed to the increase in revenue from 2017 while expenditures increased over 2017, mainly in professional and contract services due to an increase in activity. Fund balance in the general fund increased \$538,756 from 2017.

Budgeting

There are no budgetary requirements for the Corporation identified in the Ohio Revised Code. The Corporation's budget is based on accounting for certain transactions on a basis of cash receipts, disbursements and encumbrances. The budgetary process that is followed is for control purposes.

Debt

The Corporation had a line of credit in the amount of \$200,000. At December 31, 2017, the outstanding balance was \$150,000. The line of credit was paid in full at December 31, 2018. See Note 5 for details.

Current Financial Related Activities

The Corporation has been designated by Clinton County, Ohio as its agent for the reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed and other real property in Clinton County. 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 Clinton County residents. Principal operating revenues of the Corporation include contributions from Clinton County's delinquent tax and assessment collection fund. The Corporation participates in the Neighborhood Initiative Program which is being administered by the Ohio Housing Finance Agency. This award provides funds on a reimbursement basis to demolish abandoned, vacant and blighted residential properties. As of December 31, 2018, the Corporation had acquired 41 properties.

Contacting the Corporation's Financial Management

This financial report is designed to provide our citizens, taxpayers, investors and creditors with a general overview of the Corporation's finances and to show the Corporation's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact the Clinton County Treasurer, Chairman, Clinton County Land Reutilization Corporation, 69 N South Street, Wilmington, Ohio 45177.

Clinton County Land Reutilization Corporation
Clinton County, Ohio
Statement of Net Position
December 31, 2018

	<u>Governmental Activities</u>
Assets	
Equity in Pooled Cash and Cash Equivalents	\$ 222,873
Prepaid Items	867
Assets Held for Resale	<u>408,409</u>
<i>Total Assets</i>	<u>632,149</u>
Liabilities	
Accounts Payable	<u>23,928</u>
<i>Total Liabilities</i>	<u>23,928</u>
Net Position	
Unrestricted	<u>608,221</u>
<i>Total Net Position</i>	<u><u>\$ 608,221</u></u>

See accompanying notes to the financial statements.

Clinton County Land Reutilization Corporation
Clinton County, Ohio
Statement of Activities
For the Year Ended December 31, 2018

	<u>Expenses</u>	<u>Program Revenues</u>	<u>Net (Expense) Revenue and Change in Net Position</u>
		<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Governmental Activities			
General Government:			
Professional and Contract Services	\$ 209,867	721,034	\$ 511,167
Administration	31,802	0	(31,802)
<i>Total</i>	<u>\$ 241,669</u>	<u>\$ 721,034</u>	<u>479,365</u>
General Revenues:			
Intergovernmental			59,355
Other			36
<i>Total General Revenues</i>			<u>59,391</u>
<i>Increase (Decrease) in Net Position</i>			538,756
<i>Net Position Beginning of Year</i> <i>Restated, See Note 2</i>			<u>69,465</u>
<i>Net Position End of Year</i>			<u>\$ 608,221</u>

See accompanying notes to the financial statements.

Clinton County Land Reutilization Corporation
Clinton County, Ohio
Balance Sheet
Governmental Fund
December 31, 2018

	General Fund
Assets	
Equity in Pooled Cash and Cash Equivalents	\$ 222,873
Prepaid Items	867
Assets Held for Resale	408,409
<i>Total Assets</i>	\$ 632,149
Liabilities	
Accounts Payable	\$ 23,928
<i>Total Liabilities</i>	23,928
Fund Balance	
Nondisposable	409,276
Unassigned	198,945
<i>Total Fund Balance</i>	608,221
<i>Total Liabilities and Fund Balance</i>	\$ 632,149

See accompanying notes to the financial statements.

Clinton County Land Reutilization Corporation
Clinton County, Ohio
Statement of Revenues, Expenditures and Change in Fund Balance
Governmental Fund
For the Year Ended December 31, 2018

	General
Revenues:	
Intergovernmental	\$ 59,355
Operating Grants	721,034
Other	36
<i>Total Revenues</i>	780,425
Expenditures:	
Current:	
General Government:	
Professional and Contract Services	209,867
Administration	31,802
<i>Total Expenditures</i>	241,669
<i>Net Change in Fund Balance</i>	538,756
<i>Fund Balance at Beginning of Year</i> <i>Restated, See Note 2</i>	69,465
<i>Fund Balance (Deficit) at End of Year</i>	\$ 608,221

See accompanying notes to the financial statements.

Clinton County Land Reutilization Corporation

Clinton County, Ohio

Notes to the Basic Financial Statements

For the Year Ended December 31, 2018

Note 1 - Reporting Entity and Basis of Presentation

Clinton County Land Reutilization Corporation (the Corporation) is a not for profit community improvement corporation, organized in 2016 by the Board of County Commissioners of Clinton County under the authority of Chapter 1724, Ohio Revised Code.

The Corporation's governing body is a five member Board of Directors, consisting of the County Treasurer, two representatives of the Board of County Commissioners, a representative of the City of Wilmington and a representative of the Village of Midland.

The Corporation is classified as a component unit of Clinton County for reporting purposes, in accordance with Governmental Accounting Standards Board (GASB) Statement No. 14 as amended by GASB Statement No. 39 and GASB Statement No. 61.

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

The reporting entity for the Corporation is comprised of the primary government, component units and other organizations that are included to ensure that the financial statements are not misleading. The primary government consists of all funds, departments, boards and agencies that are not legally separate from the Corporation and any other organizations that would need to be included to ensure the financial statements of the Corporation are not misleading.

Component units are legally separate organizations for which the Corporation is financially accountable. The Corporation is financially accountable for an organization if the Corporation appoints a voting majority of the organization's governing board; and 1) the Corporation is able to significantly influence the programs or services performed or provided by the organization; or 2) the Corporation is legally entitled to or can otherwise access the organization's resources; the Corporation is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization; or the Corporation is obligated for the debt of the organization. Component units may also include organizations include organizations for which the Corporation authorizes the issuance of debt, or the levying of taxes or determines the budget. There are no component units included as part of this report.

Note 2 - Summary of Significant Accounting Policies

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

Clinton County Land Reutilization Corporation

Clinton County, Ohio

Notes to the Basic Financial Statements

For the Year Ended December 31, 2018

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 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 considered business-type. The Corporation, however, does not have 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 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 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 fund is classified as governmental.

Clinton County Land Reutilization Corporation

Clinton County, Ohio

Notes to the Basic Financial Statements

For the Year Ended 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 only governmental fund:

General Fund - The general fund accounts for all financial resources that are received from the County Auditor 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 of economic resources measurement focus. All assets and deferred outflows of resources and all liabilities and deferred inflows of resources 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 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 include reconciliation with brief explanations to better identify the relationship between government-wide statements and the statements for the general fund.

Basis of Accounting

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

Clinton County Land Reutilization Corporation

Clinton County, Ohio

Notes to the Basic Financial Statements

For the Year Ended December 31, 2018

Revenues - Exchange and Nonexchange 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 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 resources to be used for a specified purpose, and expenditure requirements, in which the resources 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, interest and 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 of resources, represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statements of financial position report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time.

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 purely governmental entities. The Board of Directors of the Corporation adopts an annual budget prior to the beginning of the year. Appropriations and subsequent amendments are approved by the Board of Directors during the year as required.

Clinton County Land Reutilization Corporation

Clinton County, Ohio

Notes to the Basic Financial Statements

For the Year Ended December 31, 2018

Cash and Cash Equivalents

To improve cash management, cash received by the Corporation is pooled. Individual fund integrity is maintained through the Corporation's records. The Corporation had no investments during the year or at the end of the year.

Investments with an original maturity of three months or less at the time of purchase are presented on the financial statements as cash equivalents.

Prepaid Items

Payments made to vendors for services that will benefit periods beyond the current year, are recorded as prepaid items using the consumption method by recording a current asset for the prepaid amount at the time of purchase and reflecting the expenditure/expense in the year in which the services are consumed.

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 or estimated fair market value at the date of donation plus any costs of maintenance, rehabilitation, or demolition of structures on the properties for an amount not to exceed the net realizable value of each property. The Corporation holds the properties until the real estate is either sold to a new owner or an individual who will reuse the property.

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.

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:

Nonspendable The nonspendable fund balance category includes amounts that cannot be spent because they are not in spendable form, or 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. It also includes the long-term amount of interfund loans, 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.

Clinton County Land Reutilization Corporation

Clinton County, Ohio

Notes to the Basic Financial Statements

For the Year Ended December 31, 2018

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 regulations of other governments or is imposed by law through constitutional provisions.

Committed The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action (resolution) of the 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 committed for use 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. In the general fund, assigned amounts represent intended uses established by the Board or a Corporation official delegated that authority, or by State Statute. The Corporation has, by resolution, authorized the Executive Director to assign fund balance.

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 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.

Net Position

Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

The Corporation applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

Intergovernmental Revenue

The Corporation receives operating income through Clinton 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.

Clinton County Land Reutilization Corporation

Clinton County, Ohio

Notes to the Basic Financial Statements

For the Year Ended December 31, 2018

Operating Grants

The Corporation currently participates in the Neighborhood Initiative Program which is administered by the Ohio Housing Finance Agency. Revenues received from the program are recognized as operating revenues in the accounting period in which all eligibility requirements have been met.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from these 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.

Implementation of New Accounting Principles

For the year ended December 31, 2018, the Corporation has implemented Governmental Accounting Standards Board (GASB) Statement No. 75, *Accounting and Financial reporting for Postemployment Benefits other than Pensions*, GASB Statement No. 85, *Omnibus 2017* and GASB Statement No. 86, *Certain Debt Extinguishments*.

GASB Statement No. 75 requires recognition of the entire net postemployment benefits other than pensions (other postemployment benefits or OPEB) liability and a more comprehensive measure of postemployment benefits expense for OPEB provided to the employees of state and local governmental employers through OPEB plans that are administered through trusts or equivalent arrangements. The implementation of GASB Statement No. 75 did not have an effect on the financial statements of the Corporation.

GASB Statement No. 85 addresses a variety of topics including issues related to blending component units, goodwill, fair value measurement and application, and other postemployment benefits (OPEB). The implementation of GASB Statement No. 85 did not have an effect on the financial statements of the Corporation.

GASB Statement No. 86 addresses the reporting and disclosure requirements of certain debt extinguishments including in-substance defeasance transactions and prepaid insurance associated with debt that is extinguished. The implementation of GASB Statement No. 86 did not have an effect on the financial statements of the Corporation.

Clinton County Land Reutilization Corporation

Clinton County, Ohio

Notes to the Basic Financial Statements

For the Year Ended December 31, 2018

Restatement of Net Position/Fund Balance

For 2018, the Corporation changed accounting principles from cash basis to GAAP basis. The implementation of the change in the basis of accounting had the following effects on net position and fund balance:

	Governmental Activities	General Fund
Net Position/Fund Balance, December 31, 2017	\$ 184,806	\$ 184,806
Add Accrual Adjustments:		
Equity in Pooled Cash and Cash Equivalents		
Prepaid Items	856	856
Assets Held for Resale	93,303	93,303
Accounts Payable	(59,500)	(59,500)
Line of Credit Payable	(150,000)	(150,000)
Adjusted Net Position/Fund Balance, January 1, 2017	<u>\$ 69,465</u>	<u>\$ 69,465</u>

Note 3 - Deposits and Investments

Custodial credit risk is the risk that in the event of bank failure, the Corporation's deposits may not be returned to it.

Deposits - At December 31, 2018, the carrying amount of the Corporation's deposits was \$222,873. The Corporation's bank balance of \$240,955 was covered by the Federal Deposit Insurance Corporation.

The Corporation has no investments.

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. During 2018, the Corporation maintained suitable insurance coverage.

Settled claims resulting from these risks have not exceeded commercial insurance coverage in the past year and there was no significant change in insurance coverage from the prior year.

Clinton County Land Reutilization Corporation

Clinton County, Ohio

Notes to the Basic Financial Statements

For the Year Ended December 31, 2018

Note 5 – Line of Credit

During 2016, the Corporation entered into a \$200,000 line of credit with the Ohio Housing Finance Agency Neighborhood Initiative Program. The line of credit could continually be drawn upon through December 1, 2018 with final payment of outstanding balance due no later than June 1, 2019. The proceeds were used to fund acquiring and preparing for the demolition of abandoned or vacant homes and related demolition expenses. The outstanding balance at January 1, 2018 was \$150,000. The Corporation withdrew an additional \$200,000 during 2018 and the entire balance was repaid in full as of December 31, 2018.

Note 6 – Fund Balance

Fund balance can be 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 governmental funds.

<u>Fund Balance</u>	<u>General Fund</u>
Nonspendable:	
Assets Held for Resale	\$ 408,409
Prepays	867
Total Nonspendable	<u>409,276</u>
Unassigned	<u>198,945</u>
<i>Total Fund Balance</i>	<u><u>\$ 608,221</u></u>



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
REQUIRED BY *GOVERNMENT AUDITING STANDARDS***

Clinton County Land Reutilization
Clinton County
46 S. South Street, Suite 205
Wilmington, Ohio 45177

To the Board of Directors:

We have audited, in accordance with auditing standards generally accepted in the United States and the Comptroller General of the United States' *Government Auditing Standards*, the financial statements of the Clinton County Land Reutilization, Clinton County, (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 April 23, 2020, wherein we noted that for 2018 the Corporation changed accounting principles from the cash basis to accounting principles generally accepted in the United States of America

Internal Control Over Financial Reporting

As part of our financial statement audit, we considered the Corporation's internal control over financial reporting (internal control) to determine the audit procedures appropriate in the circumstances to the extent necessary to support our opinions on the financial statements, but not to the extent necessary to opine on the effectiveness of the Corporation's internal control. Accordingly, we have not opined on it.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, when performing their assigned functions, to prevent, or detect and timely correct misstatements. A *material weakness* is a deficiency, or combination of internal control deficiencies resulting in a reasonable possibility that internal control will not prevent or detect and timely correct a material misstatement of the Corporation's financial statements. 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 internal control deficiencies that might be material weaknesses or significant deficiencies. Given these limitations, we did not identify any deficiencies in internal control that we consider material weaknesses. However, unidentified material weaknesses may exist.

Compliance and Other Matters

As part of reasonably assuring whether the Corporation's financial statements are free of material misstatement, we tested its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could directly and materially affect the determination of financial statement amounts. However, opining on compliance with those provisions was not an objective of our audit and accordingly, we do not express an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards*.

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 "Keith Faber". The signature is written in a cursive, flowing style.

Keith Faber
Auditor of State

Columbus, Ohio

April 23, 2020

CLINTON COUNTY LAND REUTILIZATION CORPORATION

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

DECEMBER 31, 2017

Finding Number	Finding Summary	Status	Additional Information
2017-001	The Corporation did not file annual financial report timely on a GAAP basis.	Corrected	
2017-002	Audit adjustments related to intergovernmental revenue and proceeds	Corrected	

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OHIO AUDITOR OF STATE
KEITH FABER



CLINTON COUNTY LAND REUTILIZATION CORPORATION

CLINTON 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
MAY 12, 2020**