



OHIO AUDITOR OF STATE  
**KEITH FABER**





**ROSS COUNTY LAND REUTILIZATION CORPORATION  
ROSS COUNTY  
DECEMBER 31, 2020**

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# OHIO AUDITOR OF STATE KEITH FABER



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## INDEPENDENT AUDITOR'S REPORT

Ross County Land Reutilization Corporation  
Ross County  
35 South Paint Street  
Chillicothe, Ohio 45601

To the Board of Directors:

### ***Report on the Financial Statements***

We have audited the accompanying financial statements of the governmental activities and the major fund, of the Ross County Land Reutilization Corporation, Ross County, Ohio (the Corporation), a component unit of Ross County, as of and for the year ended December 31, 2020, 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 respective financial position of the governmental activities and the major fund of the Ross County Land Reutilization Corporation, as of December 31, 2020, and the respective changes in financial position thereof 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 7 to the financial statements, the financial impact of COVID-19 and the continuing emergency measures may impact subsequent periods of the Corporation. 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 June 7, 2021, 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  
June 7, 2021

## **Ross County Land Reutilization Corporation**

*Management's Discussion and Analysis*

*For the Year Ended December 31, 2020*

*(Unaudited)*

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The management's discussion and analysis of the Ross 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, 2020. The Corporation was incorporated in August 2016 and began operations in January 2017. 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 2020 are as follows:

- In 2017, the Corporation opened a checking account and established a line of credit with the Ohio Housing Finance Agency (OHFA) in the amount of \$100,000. The funding was used to acquire properties and to complete demolitions. The Corporation disposed of one property in 2020. The property sold for \$35,000.
- The total due on the line of credit as of December 31, 2019 was \$2,750. This amount was repaid in full during 2020, and the line of credit expired in March 2020. The Corporation did not incur additional debt during the year.

### **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 condition.

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 longer-term view of those assets. The statement of activities shows changes to net position related to each department of the Corporation. Fund financial statements tell how services were financed in the short-term as well as what dollars remain for future spending.

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

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

The statement of net position and statement of activities include all assets and liabilities using the accrual basis of accounting similar to the accounting method used by the private sector. 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 changes 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, such as the condition of the Corporation's capital assets, will also need to be evaluated.

The statement of net position and the statement of activities are divided into the following categories:

- Assets
- Liabilities
- Net position (assets minus liabilities)
- Program expenses and revenues
- General revenues
- Net position beginning and end of the year

**Ross County Land Reutilization Corporation**  
*Management's Discussion and Analysis*  
*For the Year Ended December 31, 2020*  
*(Unaudited)*

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

*Governmental Fund*

The presentation for the Corporation's only fund, the general or governmental 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 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 more or fewer financial resources that can be spent in the near future on services provided to the Corporation's constituents.

The relationship (or difference) between governmental activities (reported on the statement of net position and the statement of activities) and the general fund is reconciled in the financial statements.

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

The table below provides a summary of Corporation's net position for 2020 and 2019.

Table 1  
Net Position

	2020	2019*
<b>Assets</b>		
Current and Other Assets	\$292,933	\$269,208
Total Assets	292,933	269,208
<b>Liabilities</b>		
Current and Other Liabilities	18,893	19,750
Long-Term Liabilities	0	100
Total Liabilities	18,893	19,850
<b>Net Position</b>		
Unrestricted	274,040	249,358
Total Net Position	\$274,040	\$249,358

\*Certain balances were reclassified for consistency of reporting with the current year.

Cash collected by the Corporation is deposited into a checking account for operating purposes. Current and other assets increased as cash increased, and property held for resale decreased, due to the sale of one property. The proceeds received for the sale were significantly higher than the costs incurred for the property, resulting in a large increase in cash. Current and other liabilities decreased due to the repayment of the Corporation's line of credit payable. The Corporation also repaid mortgages payable, resulting in a decrease in long-term liabilities.

**Ross County Land Reutilization Corporation**

*Management's Discussion and Analysis*

*For the Year Ended December 31, 2020*

*(Unaudited)*

The table below shows the changes in net position for the year ending December 31, 2020 and 2019.

Table 2  
Change in Net Position

	<u>2020</u>	<u>2019</u>
<b>Revenues</b>		
Program Revenues:		
Operating Grants and Contributions	\$0	\$186,077
Total Program Revenues	<u>0</u>	<u>186,077</u>
General Revenues:		
Gain on Sale of Properties		
Total General Revenues	<u>34,257</u>	<u>0</u>
Total Revenues	<u>34,257</u>	<u>186,077</u>
<b>Expenses</b>		
Program Expenses:		
Administrative Fees	0	1,000
Property Sale Fees	2,440	0
Audit Fees	5,232	5,400
Insurance	1,893	1,878
Other	10	2,097
Total Program Expenses	<u>9,575</u>	<u>10,375</u>
Change in Net Position	24,682	175,702
Net Position, Beginning of Year	<u>249,358</u>	<u>73,656</u>
Net Position, End of Year	<u>\$274,040</u>	<u>\$249,358</u>

Revenues consisted solely of property sales for 2020. Expenses consisted primarily of property sale fees, audit costs, and insurance.

**The Corporation's Fund**

The Corporation's governmental fund is accounted for using the modified accrual basis of accounting. The Corporation had total other financing sources of \$30,757 and total expenditures of \$12,325 for 2020. Total fund balance increased by \$18,432 due to proceeds from sale of properties in excess of related fees for the sale, as well as audit and insurances costs for the Corporation, during 2020.

**Ross County Land Reutilization Corporation**  
*Management's Discussion and Analysis*  
*For the Year Ended December 31, 2020*  
*(Unaudited)*

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**Property Held for Sale**

At December 31, 2020, the Corporation owned the properties listed below. Property held for resale is carried at cost.

Street	Address	Parcel No.	Type
S. Walnut St.	181	30-5519006.000	Greened lot after NIP demo
McArthur St.	343	30-5626078.000	Greened lot after NIP demo
E. Second St.	439	30-5423019.000	Greened lot after NIP demo
E. Main St.	517-519	30-5429019.000	Greened lot after NIP demo
Washington Ave.	700	30-5613026.000	Greened lot after NIP demo
Western Ave.	52	30-5132002.000, 30-5132003.000, 30-5132004.000	Greened lot after NIP demo
Prospect St.	101	30-5445003.000	Greened lot after NIP demo
E. Fourth St.	299	30-5445003.000	Greened lot after NIP demo
Neal Ave.	369	30-5614087.000	Greened lot after NIP demo
E. Second St.	388	30-5419053.000	Greened lot after NIP demo
Glencroft Ave.	623	30-5633017.000	Greened lot after NIP demo
S. Hickory St.	69 & 69-1/2	30-5510009.000	2-family home
Clay St.	376	30-5613026.000	Vacant Lot
E. Main St.	342	30-5610013.000	Greened lot after NIP demo
Madison Ave.	751	30-5636023.000	Greened lot after NIP demo

**Debt**

The Corporation had a line of credit agreement with the Ohio Housing Finance Agency in the amount of \$100,000. The Corporation owed \$2,750 at December 31, 2019 and repaid the balance in full during 2020. The line of credit expired in March 2020.

**Current Financial Related Activities**

The Corporation is a Community Improvement Corporation (CIC) operating in Ross County, Ohio for reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed and other real property in the County. The principal operating revenue of the Corporation was a Neighborhood Initiative Program grant administered through the office of the Ohio Housing Finance Agency to assist communities with demolishing abandoned, vacant and blighted residential properties. Revenue for the Neighborhood Initiative Program came from the Federal Hardest Hit Fund. This grant expired in 2019, and future revenues are expected to come from property sales.

**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 Corporation Treasurer, Kristal Spetnagel, at [kristal.spetnagel@chillicotheoh.gov](mailto:kristal.spetnagel@chillicotheoh.gov) or 740-775-3955.

**Ross County Land Reutilization Corporation**  
*Statement of Net Position*  
*December 31, 2020*

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	<u>Governmental Activities</u>
<b>Assets</b>	
Cash	\$29,879
Accounts Receivable	3,500
Property Held for Resale	<u>259,554</u>
Total Assets	292,933
<b>Liabilities</b>	
Accrued Administrative Fees	17,000
Accounts Payable	<u>1,893</u>
Total Liabilities	18,893
<b>Net Position</b>	
Unrestricted	<u>274,040</u>
Total Net Position	<u><u>\$274,040</u></u>

See the accompanying notes to the basic financial statements.

**Ross County Land Reutilization Corporation**

*Statement of Activities*

*For the Year Ended December 31, 2020*

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	Expenses	Net Revenues (Expenses) and Changes in Net Position
<b>Governmental Activities</b>		
Property Sale Fees	\$2,440	(\$2,440)
Insurance	1,893	(1,893)
Audit Fees	5,232	(5,232)
Other	10	(10)
Total Governmental Activities	<u>\$9,575</u>	<u>(9,575)</u>
<b>General Revenue</b>		
Gain on Sale of Properties		<u>34,257</u>
Total General Revenues		<u>34,257</u>
Change in Net Position		24,682
Net Position, Beginning of Year		<u>249,358</u>
Net Position, End of Year		<u><u>\$274,040</u></u>

See the accompanying notes to the basic financial statements.

**Ross County Land Reutilization Corporation**  
*Balance Sheet*  
*Governmental Fund*  
*December 31, 2020*

	General
<b>Assets</b>	
Cash	\$29,879
Accounts Receivable	3,500
Property Held for Resale	259,554
Total Assets	\$292,933
<b>Liabilities</b>	
Accrued Administrative Fees	\$17,000
Accounts Payable	1,893
Total Liabilities	18,893
<b>Deferred Inflows of Resources</b>	
Unavailable Revenue	3,500
Total Deferred Inflows of Resources	3,500
<b>Fund Balances</b>	
Nonspendable:	
Property Held for Resale	259,554
Unassigned	10,986
Total Fund Balances	270,540
Total Liabilities, Deferred Inflows, and Fund Balances	\$292,933

See the accompanying notes to the basic financial statements.

**Ross County Land Reutilization Corporation**  
*Reconciliation of Total Governmental Fund Balance to  
Net Position of Governmental Activities  
For the Year Ended December 31, 2020*

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Total Governmental Fund Balance	\$270,540
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*Amounts reported for governmental activities in the statement of net position are different because:*

Long-term assets are not available to pay for current period expenditures and therefore are deferred in the funds.

Property Sales	<u>3,500</u>
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Net Position of Governmental Activities	<u><u>\$274,040</u></u>
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See the accompanying notes to the basic financial statements.

**Ross County Land Reutilization Corporation**  
*Statement of Revenues, Expenditures, and Changes in Fund Balances*  
*Governmental Fund*  
*For the Year Ended December 31, 2020*

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	General
<b>Expenditures</b>	
Property Sale Fees	\$2,440
Insurance	1,893
Audit Fees	5,232
Other	10
Debt Service:	
Principal Retirement	2,750
Total Expenditures	12,325
Revenues Under Expenditures	(12,325)
<b>Other Financing Sources</b>	
Gain on Sale of Properties	30,757
Total Other Financing Sources	30,757
Net Change in Fund Balances	18,432
Fund Balances, Beginning of Year	252,108
Fund Balances, End of Year	\$270,540

See the accompanying notes to the basic financial statements.

**Ross County Land Reutilization Corporation**  
*Reconciliation of the Statement of Revenues, Expenditures, and  
Changes in Fund Balances to the Statement of Activities  
For the Year Ended December 31, 2020*

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Net Change in Fund Balance - Total Governmental Fund \$18,432

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

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

Property Sales 3,500

Repayments of line 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. 2,750

Change in Net Position of Governmental Activities \$24,682

See the accompanying notes to the basic financial statements.

## **Ross County Land Reutilization Corporation**

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2020*

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

The Ross County Land Reutilization Corporation (the Corporation) is a body corporate and politic authorized by the Board of County Commissioners of Ross County on August 10, 2016 and incorporated under Chapters 1724 and 1702 of the Ohio Revised Code.

The Corporation's governing body is a five-member Board of Directors, consisting of the County Treasurer, two County Commissioners, the Mayor of the City of Chillicothe, with the remaining member selected by the Mayor of the City of Chillicothe.

The Corporation has been designated as the County's agent to further its mission to reclaim, rehabilitate, and reutilize vacant, abandoned, tax foreclosed and other real property in the County by exercising the powers of the County under Chapter 5722 of the Ohio Revised Code. The Corporation is classified as a component unit of Ross 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 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**

#### **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, except for the fiduciary funds. 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 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

**Ross County Land Reutilization Corporation**

*Notes to the Basic Financial Statements  
For the Year Ended December 31, 2020*

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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, restrictions, or limitations. For financial statement presentation purposes, the Corporation's fund is classified as governmental.

*Governmental Funds*

Governmental funds focus on the sources, uses, and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities 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 Neighborhood Initiative Program and related activities. 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 all liabilities associated with the operation of the Corporation are included on the statement of net position. The statement of activities presents increases (i.e., revenues) and decreases (i.e., expenses) in total net position.

*Fund Financial Statements*

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

**Basis of Accounting**

Basis of accounting determines when transactions are recorded on the financial records and reported on the financial statements. Government-wide statements are prepared using the accrual basis of accounting. 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 and outflows of resources, and in the presentation of expenses versus expenditures.

*Revenues - Exchange and Nonexchange Transactions*

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is

## **Ross County Land Reutilization Corporation**

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2020*

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

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

### *Expenses/Expenditures*

On the accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

### *Deferred Inflows/Outflows of Resources*

In addition to assets, the statement of net position and balance sheet 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. The Corporation did not report any deferred outflows of resources as of December 31, 2020.

In addition to liabilities, the statement of net position and balance sheet sometimes report a separate section for deferred inflows of resources. Deferred inflows of resources represents 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. For the Corporation, deferred inflows of resources included unavailable revenue. Unavailable revenue is reported only on the governmental fund balance sheet and represents property sales revenue not received within the available period.

### **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 did, however, adopt an annual budget for the fiscal year and program appropriations were approved by the Board of Directors during the year as required.

### **Federal Income Tax**

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

### **Cash and Investments**

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

## Ross County Land Reutilization Corporation

Notes to the Basic Financial Statements

For the Year Ended December 31, 2020

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### 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 liabilities. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

### Property Held for Sale

Property held for resale represents properties purchased by or donated to the Corporation. These properties are valued based upon acquisition cost plus any costs of maintenance, rehabilitation, or demolition costs. The Corporation holds the properties until they are either sold to individuals who rehabilitate them, or the structure on the properties is demolished and the property is transferred to a new owner.

### 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 2020.

### 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 are 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 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 a 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

**Ross County Land Reutilization Corporation**

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2020*

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obligations to the extent that existing resources in the fund have been specifically 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.

*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, 2020, the carrying amount of the Corporation's deposits was \$29,879. The Corporation's bank balance was \$29,879. Protection of the Corporation's cash and deposits is provided by the Federal Deposit Insurance Corporation (FDIC).

**Note 4 – Long-Term Obligations**

The Corporation signed a promissory note with Ohio Housing Finance Agency in 2019 for the Neighborhood Initiative Program that extends to the Corporation a loan on a revolving basis provided the aggregate principal amount borrowed does not exceed \$100,000. The debt is associated with the demolition of properties. The promissory note was secured by the Neighborhood Initiative Program OHFA Line of Credit Agreement.

The summarized terms are in the following table:

<u>Debt Issue</u>	<u>Interest Rate</u>	<u>Original Issue Amount</u>	<u>Date of Maturity</u>
Ohio Housing Finance Agency Line of Credit	0.00%	\$100,000	March 31, 2020

A schedule of changes in long-term obligations of the Corporation during 2020 follows:

	<u>Amount Outstanding 12/31/19</u>	<u>Additions</u>	<u>Payments</u>	<u>Amount Outstanding 12/31/20</u>	<u>Amount Due in One Year</u>
<i>Governmental Activities</i>					
OHFA Line of Credit	\$2,750	\$0	(\$2,750)	\$0	\$0

**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; injuries; and natural disasters. During 2020, the Corporation contracted with West Bend Insurance for various types of insurance. Since being incorporated, there have not been any claims. There have been no significant reductions in coverage from the prior year.

**Ross County Land Reutilization Corporation**

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2020*

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**Note 6 – Contingent Liabilities**

**Litigation**

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

**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, 2020, if applicable, cannot be determined at this time.

**Note 7 – COVID-19**

The United States and the State of Ohio declared a state of emergency in March of 2020 due to the COVID-19 pandemic. The financial impact of COVID-19 and the continuing emergency measures will impact subsequent periods of the Corporation. The Corporation's investment portfolio fluctuates with market conditions, and due to market volatility, the amount of gains or losses that will be realized in subsequent periods, if any, cannot be determined. In addition, the impact on the Corporation's future operating costs, revenues, and additional recovery from emergency funding, either federal or state, cannot be estimated.

The Corporation did not receive any Coronavirus Aid Relief and Economic Security (CARES) Act funding during 2020.

# OHIO AUDITOR OF STATE KEITH FABER



Corporate Centre of Blue Ash  
11117 Kenwood Road  
Blue Ash, Ohio 45242-1817  
(513) 361-8550 or (800) 368-7419  
SouthwestRegion@ohioauditor.gov

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

Ross County Land Reutilization Corporation  
Ross County  
35 South Paint Street  
Chillicothe, Ohio 45601

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 governmental activities and the major fund of the Ross County Land Reutilization Corporation, Ross County, (the Corporation), a component unit of Ross County, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements and have issued our report thereon dated June 7, 2021. We noted the financial impact of COVID-19 and the continuing emergency measures which may impact subsequent periods of the Corporation.

### ***Internal Control Over Financial Reporting***

As part of our financial statement audit, we considered the Corporation's internal control over financial reporting (internal control) as a basis for designing 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 financial statements.

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.



Keith Faber  
Auditor of State  
Columbus, Ohio  
June 7, 2021

# ROSS COUNTY LAND REUTILIZATION CORPORATION

35 S. Paint Street  
Chillicothe, OH 45601  
(740) 775-3955 ext. 106

Kristal Spetnagel – Treasurer [Kristal.spetnagel@chillicotheoh.gov](mailto:Kristal.spetnagel@chillicotheoh.gov)

## SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS DECEMBER 31, 2020

<b>Finding Number</b>	<b>Finding Summary</b>	<b>Status</b>	<b>Additional Information</b>
2019-001	Incorrect classification of transactions and balances	Fully Corrected	None



# OHIO AUDITOR OF STATE KEITH FABER



**ROSS COUNTY LAND REUTILIZATION CORPORATION**

**ROSS COUNTY**

**AUDITOR OF STATE OF OHIO CERTIFICATION**

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



**Certified for Release 6/24/2021**

88 East Broad Street, Columbus, Ohio 43215  
Phone: 614-466-4514 or 800-282-0370

This report is a matter of public record and is available online at  
[www.ohioauditor.gov](http://www.ohioauditor.gov)