



OHIO AUDITOR OF STATE  
**KEITH FABER**





**CLARK COUNTY LAND REUTILIZATION CORPORATION  
CLARK COUNTY  
DECEMBER 31, 2019**

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# OHIO AUDITOR OF STATE KEITH FABER



One First National Plaza  
130 West Second Street, Suite 2040  
Dayton, Ohio 45402-1502  
(937) 285-6677 or (800) 443-9274  
WestRegion@ohioauditor.gov

## INDEPENDENT AUDITOR'S REPORT

Clark County Land Reutilization Corporation  
Clark County  
3130 East Main Street, Suite 1A  
Springfield, Ohio 45505

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 Clark County Land Reutilization Corporation, Clark County, Ohio, a component unit of Clark County (the Corporation), as of and for the year ended December 31, 2019, 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 Clark County Land Reutilization Corporation, Clark County, Ohio, a component unit of Clark County, as of December 31, 2019, 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 8 to the financial statements, during 2020, the financial impact of COVID-19 and the ensuing emergency measures will 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 5, 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

June 5, 2020

## **CLARK COUNTY LAND REUTILIZATION CORPORATION**

Component Unit of Clark County  
Management's Discussion and Analysis  
December 31, 2019  
(Unaudited)

The management discussion and analysis of Clark County Land Reutilization Corporation's (the Corporation) financial performance provides an overall review of the financial activities for the year ended December 31, 2019. The Corporation began operations on April 23, 2014. The intent of this discussion and analysis is to look at the Corporation's financial performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the Corporation's financial performance.

### **Highlights**

Key highlights for the year ended December 31, 2019 are as follows:

- The Corporation is focused on facilitating the transition of blighted, foreclosed and abandoned properties into viable, marketable properties by working collaboratively with public and private entities in a financially responsible, transparent manner with a long-term goal of returning these properties to the tax roll or other greater public purpose.
- The Corporation received \$110,893 from Clark County under an arrangement to receive 2.5% of delinquent taxes collected. These funds are disbursed from the Delinquent Tax and Assessment Collection (DTAC) fund.
- The Corporation earned \$217,383 of grant funds during 2019 from the Neighborhood Initiative Program (NIP) via the Ohio Housing Finance Agency (OHFA) for the acquisition, demolition, and greening of single-family residential units throughout Clark County.
- The Corporation earned \$940,412 in revenue from charges for services and \$2,250,000 in contributions from Clark County relating to the mall property debt service.

### **Overview of the Financial Statements**

This annual report consists of financial statements and notes to the financial statements. These statements are organized so the reader can understand the Corporation's financial activities.

The Statement of Net Position and Statement of Activities provide information about the activities of the whole Corporation and present a longer-term view of those assets. The Statement of Activities shows the change to net position of the Corporation. Fund financial statements tell how services were financed in the short-term as well as what dollars remain for future spending.

## CLARK COUNTY LAND REUTILIZATION CORPORATION

Component Unit of Clark County  
Management's Discussion and Analysis  
December 31, 2019  
(Unaudited)

### Reporting the Corporation's Financial Activities

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

The Statement of Net Position and Statement of Activities include all assets, deferred outflows of resources, liabilities, and deferred inflows 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 that position. This change in net position is important because it tells the reader whether, for the Corporation as a whole, the financial position of the Corporation has improved or diminished. However, in evaluating the overall position of the Corporation, non-financial information will also need to be evaluated.

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

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

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

**CLARK COUNTY LAND REUTILIZATION CORPORATION**

Component Unit of Clark County  
 Management's Discussion and Analysis  
 December 31, 2019  
 (Unaudited)

The table below provides a summary of the Corporation's net position for 2019 and 2018:

**TABLE 1  
 NET POSITION**

	2019	2018
<i>Assets:</i>		
Current and Other Assets	\$ 543,876	\$ 298,399
Assets Held for Resale	<u>5,414,983</u>	<u>4,706,290</u>
Total Assets	<u>5,958,859</u>	<u>5,004,689</u>
<i>Liabilities:</i>		
Current and Other Liabilities	58,771	100,402
Long-Term Liabilities:		
Due within one year	<u>-</u>	<u>3,000,000</u>
Total Liabilities	<u>58,771</u>	<u>3,100,402</u>
<i>Net Position</i>		
Unrestricted	<u>5,900,088</u>	<u>1,904,287</u>
Total Net Position	<u>\$ 5,900,088</u>	<u>\$ 1,904,287</u>

Cash collected by the Corporation is deposited into a checking account or insured cash sweep account for operating purposes. Cash balance at December 31, 2019 and 2018 was \$508,328 and \$263,278, respectively. Cash balance increased by \$245,050 as of December 31, 2019 over previous year based on an overall increase in cash operating receipts over expenses.

Assets held for resale as of December 31, 2019 increased by \$708,693 over 2018 as the Corporation increased the acquisition of properties held for resale during 2019. The biggest increase related to the increase in the value of the Upper Valley Mall.

The decrease in current liabilities of \$41,631 was mainly due to the decrease of unearned revenue related to deposits for the purchase of the Upper Valley Mall being realized in 2019. The unearned revenue representing amounts received for maintenance fees from OHFA, but not yet earned decreased by \$9,788 over prior year. The decrease in debt at December 31, 2019 was due to the payment of the \$3,000,000 loan obtained for the acquisition of the mall during 2019.

**CLARK COUNTY LAND REUTILIZATION CORPORATION**

Component Unit of Clark County  
Management's Discussion and Analysis  
December 31, 2019  
(Unaudited)

The table below shows the change in net position for the years ending December 31, 2019 and 2018:

**TABLE 2  
CHANGES IN NET POSITION**

	<u>2019</u>	<u>2018</u>
<b>Revenues</b>		
Program Revenues:		
Charges for Services	\$ 940,412	\$ 693,715
Operating Grants	217,383	979,265
Total Program Revenues	<u>1,157,795</u>	<u>1,672,980</u>
General Revenues:		
Intergovernmental	110,893	144,366
Other	754,516	255
Total General Revenues	<u>865,409</u>	<u>144,621</u>
Total Revenues	<u>2,023,204</u>	<u>1,817,601</u>
<b>Program Expenses</b>		
Professional and Contract Services	60,277	114,758
Economic Development - Land Reutilization	129,936	462,611
Administration	86,464	63,805
Interest Expense	726	13,097
Total Expenses	<u>277,403</u>	<u>654,271</u>
Special Item - County Contribution	<u>2,250,000</u>	<u>-</u>
Change in Net Position	3,995,801	1,163,330
Net Position Beginning of Year	<u>1,904,287</u>	<u>740,957</u>
Net Position End of Year	<u>\$ 5,900,088</u>	<u>\$ 1,904,287</u>

**Governmental Activities**

The Corporation's main revenue sources are OHFA Neighborhood Initiative Program grant and 2.5% of delinquent taxes collected and distributed to the Corporation by the County Treasurer.

Revenues (including the special item) increased by \$2,455,603 primarily due to contributions from Clark County for the mall and charges for services related to the mall of \$3,190,412. Additionally, there was a decrease of \$761,882 in Neighborhood Initiative Program grant revenue earned during 2019 compared with 2018.

## **CLARK COUNTY LAND REUTILIZATION CORPORATION**

Component Unit of Clark County  
Management's Discussion and Analysis  
December 31, 2019  
(Unaudited)

The Corporation's expenses decreased by \$376,868 during 2019 due to a decrease of \$332,675 in property costs reported for 2019 compared with the prior year. This expense decreased due to the decrease in number of properties sold in 2019 compared with the prior year.

### **The Corporation's General Fund**

This fund is accounted for using the modified accrual basis of accounting. At December 31, 2019 the ending fund balance of the general fund was \$5,900,088 which was an increase of \$995,801 from the balance reported at the beginning of the year. This increase was the result of contributions, charges for services, and deposits received related to the mall. The only difference between the change in general fund balance and the change in net position of governmental activities for the year were debt payments made during 2019.

### **Capital Assets**

As of December 31, 2019 and 2018, the Corporation did not have any capital assets.

### **Debt Obligations**

On April 30, 2018, the Corporation entered into a loan agreement to acquire a commercial property which is included in the assets held for resale. As of December 31, 2019, the Corporation paid the entire balance of the \$3,000,000 promissory note. The promissory note had a variable interest rate and required one payment of all outstanding principal and accrued interest on June 30, 2019.

### **Current Financial Related Activities**

The Corporation began operations on April 23, 2014. The Corporation is Clark County, Ohio's agent to reclaim, rehabilitate, and reutilize vacant, abandoned, tax foreclosed and other real property in Clark County. The purpose of the Corporation is to strengthen communities in Clark County by returning vacant and abandoned properties to productive use and by supporting strategic residential and commercial demolition activities. The principal operating revenues of the Corporation in the future will continue to be contributions from Clark County's Delinquent Tax and Assessment Collection fund.

### **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 to show the Corporation's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Nancy Sowards, Fiscal Officer, Clark County Land Reutilization Corporation, 3130 East Main Street, Suite 1A, Springfield, Ohio 45505.

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**CLARK COUNTY LAND REUTILIZATION CORPORATION**

Component Unit of Clark County

Statement of Net Position

December 31, 2019

	<b><u>Governmental Activities</u></b>
<b>Assets:</b>	
Cash	\$ 503,510
Restricted Cash - Current	4,818
Prepaid Items	35,548
Assets Held for Resale	<u>5,414,983</u>
Total Assets	<u>5,958,859</u>
<b>Liabilities:</b>	
Accounts Payable	25,751
Unearned Revenue	28,202
Deposits	<u>4,818</u>
Total Liabilities	<u>58,771</u>
<b>Net Position:</b>	
Unrestricted	<u>5,900,088</u>
Total Net Position	<u>\$ 5,900,088</u>

See accompanying notes to the basic financial statements.

**CLARK COUNTY LAND REUTILIZATION CORPORATION**

Component Unit of Clark County

Statement of Activities

For the Year Ended December 31, 2019

	<b>Expenses</b>	<b>Program Revenues</b>		<b>Net (Expense) Revenue and Change in Net Position</b>
		<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>	
<b>Governmental Activities:</b>				
Professional and Contract Services	\$ 60,277	\$ -	\$ -	\$ (60,277)
Economic Development - Land Reutilization	129,936	940,412	217,383	1,027,859
Administration	86,464	-	-	(86,464)
Interest Expense	726	-	-	(726)
Total	<u>\$ 277,403</u>	<u>\$ 940,412</u>	<u>\$ 217,383</u>	880,392
<b>General Revenues:</b>				
Intergovernmental				110,893
Other				754,516
Special Item - County Contribution				<u>2,250,000</u>
Total General Revenues and Special Item				<u>3,115,409</u>
Change in Net Position				3,995,801
Net Position at the Beginning of Year				<u>1,904,287</u>
Net Position at the End of Year				<u>\$ 5,900,088</u>

See accompanying notes to the basic financial statements.

**CLARK COUNTY LAND REUTILIZATION CORPORATION**

Component Unit of Clark County

Balance Sheet

General Fund

December 31, 2019

**Assets:**

Cash	\$	508,328
Prepaid items		35,548
Assets Held for Resale		<u>5,414,983</u>
Total Assets	\$	<u><u>5,958,859</u></u>

**Liabilities:**

Accounts Payable	\$	25,751
Deposits		4,818
Unearned Revenue		<u>28,202</u>
Total Liabilities		<u>58,771</u>

**Fund Balance:**

Nonspendable		5,450,531
Unassigned		<u>449,557</u>
Total Fund Balance		<u>5,900,088</u>
Total Liabilities and Fund Balance	\$	<u><u>5,958,859</u></u>

See accompanying notes to the basic financial statements.

**CLARK COUNTY LAND REUTILIZATION CORPORATION**  
 Component Unit of Clark County  
 Statement of Revenues, Expenditures and Change in Fund Balance  
 General Fund  
 For the Year Ended December 31, 2019

<b>Revenues:</b>	
Intergovernmental	\$ 110,893
Charges for Services	940,412
Operating Grants	217,383
Property Sales	8,914
Other	<u>745,602</u>
Total Revenues	<u>2,023,204</u>
<b>Expenditures:</b>	
Professional and Contract Services	60,277
Economic Development - Land Reutilization	129,936
Administration	86,464
Debt Service	<u>3,000,726</u>
Total Expenditures	<u>3,277,403</u>
Excess of Revenues Over Expenditures	(1,254,199)
<b>Special Item:</b>	
County Contribution	<u>2,250,000</u>
Net Change in Fund Balance	995,801
Fund Balance Beginning of Year	<u>4,904,287</u>
Fund Balance End of Year	<u>\$ 5,900,088</u>

Reconciliation of the Statement of Revenues, Expenditures  
 and Change in Fund Balance of Governmental Fund  
 to the Statement of Activities

<b>Total Net Change in Fund Balance - Governmental Fund</b>	<b>\$ 995,801</b>
<i>Amounts reported for governmental activities in the statement of activities are different because:</i>	
Principal payments on long-term debt obligations are reported as expenditures in the fund but as a decrease of long-term debt liabilities on the statement of net position.	<u>3,000,000</u>
<b>Change in Net Position of Governmental Activities</b>	<b>\$ <u>3,995,801</u></b>

See accompanying notes to the basic financial statements.

## CLARK COUNTY LAND REUTILIZATION CORPORATION

Component Unit of Clark County  
Notes to the Basic Financial Statements  
For the Year Ended December 31, 2019

### 1. DESCRIPTION OF THE REPORTING ENTITY

The Clark County Land Reutilization Corporation (the Corporation) is a body corporate and politic authorized by the Board of County Commissioners of Clark County on April 23, 2014 and incorporated on May 13, 2014 under Chapter 1724 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, one representative of the City of Springfield, and one member representing the townships with populations in excess of 10,000.

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 Clark 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 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.

### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### A. Basis of Presentation

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

##### Government-Wide Financial Statements

The statement of net position and the statement of activities display information about the Corporation as a whole. These statements 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 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.

## CLARK COUNTY LAND REUTILIZATION CORPORATION

Component Unit of Clark County  
Notes to the Basic Financial Statements  
For the Year Ended December 31, 2019

### Fund Financial Statements

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.

#### **B. 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 only fund is classified as a governmental fund.

### 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, deferred outflows of resources, 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 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.

#### **C. 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 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 change 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; therefore a brief reconciliation is presented for the differences between the government-wide statements and the statements for the general fund.

**CLARK COUNTY LAND REUTILIZATION CORPORATION**

Component Unit of Clark County

Notes to the Basic Financial Statements

For the Year Ended December 31, 2019

**D. 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 basis of accounting arise in the recognition of revenue and in the presentation of expenses versus expenditures.

Revenues - Exchange and Non-Exchange Transactions

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

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

For the year ended December 31, 2019 the Corporation reported no amounts which are classified as deferred inflows or outflows of resources.

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, if any, are not recognized in governmental funds.

**CLARK COUNTY LAND REUTILIZATION CORPORATION**

Component Unit of Clark County  
Notes to the Basic Financial Statements  
For the Year Ended December 31, 2019

**E. Budgetary Process**

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

**F. Federal Income Tax**

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

**G. Cash**

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

**H. 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.

**I. 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 structures on the properties. The Corporation holds the properties until they are either sold or transferred to a private purchaser, non-profit, or public end-user. Properties may be merged with adjacent parcels for development or green space projects, or the Corporation may sell other lots to the owners of adjacent parcels for a nominal cost. Once the properties are sold or titled back to the community, the Corporation recognizes the accumulated expenses on the operating statement.

**J. Accrued Liabilities**

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.

**CLARK COUNTY LAND REUTILIZATION CORPORATION**

Component Unit of Clark County  
Notes to the Basic Financial Statements  
For the Year Ended December 31, 2019

**K. Net Position**

Net position represents the difference between assets/deferred outflow of resources and liabilities/deferred inflows of resources. 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. No restricted net position was reported at year end.

**L. Intergovernmental Revenue**

The Corporation receives operating income through Clark 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.

**M. 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.

**N. 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:

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

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

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

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

**CLARK COUNTY LAND REUTILIZATION CORPORATION**

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

The Corporation 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.

**3. DEPOSITS**

At December 31, 2019, all of the Corporation's bank balance of \$517,178 was covered by Federal Deposit Insurance Corporation (FDIC). Custodial credit risk is the risk that in the event of bank failure the Corporation's deposits may not be returned to it. The Corporation has no deposit policy for custodial credit risk beyond the requirements of State statute.

**4. DEBT**

On April 30, 2018, the Corporation obtained an open-end mortgage in an amount of \$3,000,000 to acquire a commercial property included in the assets held for resale. The promissory note underlying this mortgage had a variable interest rate and required one payment of all outstanding principal and accrued interest on June 30, 2019.

The change in the Corporation's long-term obligations during 2019 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Payments</u>	<u>Ending Balance</u>	<u>Amount Due Within One Year</u>
<i>Governmental Activities:</i>					
Note Payable (2018)	<u>\$ 3,000,000</u>	<u>\$ -</u>	<u>\$ 3,000,000</u>	<u>\$ -</u>	<u>\$ -</u>
	<u>\$ 3,000,000</u>	<u>\$ -</u>	<u>\$ 3,000,000</u>	<u>\$ -</u>	<u>\$ -</u>

The Corporation also has an available line of credit with a local financial institution in the amount of \$400,000 with no amount drawn as of December 31, 2019.

**CLARK COUNTY LAND REUTILIZATION CORPORATION**

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**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 to employees; and natural disasters. During 2019, the Corporation contracted with Wallace & Turner Insurance for various types of insurance as follows:

<b>Type</b>	<b>Coverage</b>	<b>Provider</b>
General Aggregate	\$2,000,000	Cincinnati Insurance
Products & Completed Op Aggregate	2,000,000	Cincinnati Insurance
Personal & Advertising Injury	1,000,000	Cincinnati Insurance
Each Occurrence	1,000,000	Cincinnati Insurance
Damage to Rented Premises	100,000	Cincinnati Insurance
Medical Expense (any one person)	5,000	Cincinnati Insurance
Automobile Liability	1,000,000	Cincinnati Insurance
Umbrella Liability	4,000,000	Cincinnati Insurance
Directors & Officers	1,000,000	Cincinnati Insurance
Property Insurance (multiple buildings)	Up to 5,000,000	Cincinnati Insurance

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

**6. TRANSACTIONS WITH CLARK COUNTY**

Pursuant to and in accordance with Section 321.261 (B) of the Ohio Revised Code, the Corporation has been authorized by the Clark County Board of Commissioners to receive 2.5% of all collections of delinquent real property, personal property, and manufactured and mobile home taxes that are deposited into the County's Delinquent Tax and Assessment Collection (DTAC) fund and will be available for appropriation by the Corporation to fund operations. For 2019, this amount totaled \$110,893.

Pursuant to a Contract for Services Agreement approved by the Board of Directors, the Corporation incurred \$42,462 personnel and related charges to the Clark County for the year ended December 31, 2019.

Clark County contributed \$2,250,000 to the Corporation in order to pay off the 2018 note payable balance. This contribution is infrequent in occurrence and within control of management and was reported as a special item on the financial statements.

**7. LITIGATION**

The Corporation is not currently a party to any legal proceedings which would have a material impact on the financial statements.

**CLARK COUNTY LAND REUTILIZATION CORPORATION**

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**8. SUBSEQUENT EVENTS**

Subsequent to the date of the financial statements, an outbreak of a novel strain of coronavirus (COVID-19) has disrupted supply chains and affected production and sales across a range of industries. The extent of the impact of COVID-19 on our operational and financial performance will depend on certain developments, including the duration and spread of the outbreak and cannot be estimated at this point.

# OHIO AUDITOR OF STATE KEITH FABER



One First National Plaza  
130 West Second Street, Suite 2040  
Dayton, Ohio 45402-1502  
(937) 285-6677 or (800) 443-9274  
WestRegion@ohioauditor.gov

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

Clark County Land Reutilization Corporation  
Clark County  
3130 East Main Street, Suite 1A  
Springfield, Ohio 45505

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 Clark County Land Reutilization Corporation, Clark County, a component unit of Clark County (the Corporation) as of and for the year ended December 31, 2019, 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 5, 2020, wherein we noted the financial impact of COVID-19 and the ensuing emergency measures will 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) 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. Therefore, unidentified material weaknesses or significant deficiencies may exist. We did identify a certain deficiency in internal control, described in the accompanying schedule of findings that we consider a material weakness. We consider finding 2019-001 to be a material weakness.

***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*.

***Corporation's Response to Finding***

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.



Keith Faber  
Auditor of State  
Columbus, Ohio

June 5, 2020

CLARK COUNTY LAND REUTILIZATION CORPORATION  
CLARK COUNTY

SCHEDULE OF FINDINGS  
DECEMBER 31, 2019

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

FINDING NUMBER 2019-001

**Material Weakness – Financial Reporting**

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. Governmental Accounting Standards Board (GASB) Cod. 1100 paragraph .101 states a governmental accounting system must make it possible both: (a) to present fairly and with full disclosure the funds and activities of the governmental unit in conformity with generally accepted accounting principles, and (b) to determine and demonstrate compliance with finance-related legal and contractual provisions.

The following misstatement was identified on the Corporation's December 31, 2019 financial statements:

Accounts Payable and Assets Held for Resale were understated by \$7,312 due to unrecorded liabilities at December 31, 2019, which also required a reclassification in the amount of \$7,312 from unassigned fund balance to nonspendable fund balance in the General fund as a result of the increase to Assets Held for Resale.

The misstatement is reflected on the accompanying financial statements and has been posted to the Corporation's accounting records. In addition to the items noted above, we also identified immaterial misstatements ranging from \$1,867 to \$8,914 which did not require adjustment in the financial statements but have been brought to the Corporation's attention.

The failure to correctly classify financial activity in the accounting records and financial statements may impact the users' understanding of the financial operations and the Board's and management's ability to make sound financial decisions.

The Corporation should implement policies and procedures to provide assurance over the completeness and accuracy of information reported within the financial statements. The misstatements should be reviewed by management to ensure that similar errors are not reported on the financial statements in subsequent years.

**Officials' Response:**

An additional approval level has been established to address this matter moving forward.



**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**  
**December 31, 2019**

<b>Finding Number</b>	<b>Finding Summary</b>	<b>Status</b>	<b>Additional Information</b>
2018-001	Two misstatements were identified in the financial statements.	Partially Corrected Reissued as Finding 2019-001	There was just one misstatement in the financial statements that required adjustment in 2019. The Corporation will implement procedures to ensure the misstatement is not made in the future.

OHIO AUDITOR OF STATE  
**KEITH FABER**



**CLARK COUNTY LAND REUTILIZATION CORPORATION**

**CLARK 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  
JUNE 25, 2020**