

**PORTRAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTRAGE COUNTY, OHIO**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED DECEMBER 31, 2015**

**KAITLYN MCNERNEY, CHIEF FINANCIAL OFFICER**





# Dave Yost • Auditor of State

Board of Directors  
Portage County Land Reutilization Corporation  
120 E. Main Street  
Ravenna, Ohio 44266

We have reviewed the *Independent Auditor's Report* of the Portage County Land Reutilization Corporation, Portage County, prepared by Julian & Grube, Inc., for the audit period January 1, 2015 through December 31, 2015. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

A handwritten signature in black ink that reads "Dave Yost".

Dave Yost  
Auditor of State

June 6, 2017

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**PORtAGE COUNTY LAND REUTILIZATION CORPORATION  
PORtAGE COUNTY, OHIO**

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# Julian & Grube, Inc.

*Serving Ohio Local Governments*

333 County Line Rd. West, Westerville, OH 43082 Phone: 614.846.1899 Fax: 614.846.2799

## Independent Auditor's Report

Portage County Land Reutilization Corporation  
Portage County  
120 E. Main Street  
Ravenna, Ohio 44266

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 Portage County Land Reutilization Corporation, Portage County, Ohio, as of and for the year ended December 31, 2015, and the related notes to the financial statements, which collectively comprise the Portage County Land Reutilization 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 Portage County Land Reutilization 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 Portage County Land Reutilization Corporation's internal control. Accordingly, we express no 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.

Independent Auditor's Report  
Page Two

***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 Portage County Land Reutilization Corporation, Portage County, Ohio, as of December 31, 2015, 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.

***Other Matters***

***Required Supplementary Information***

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated April 24, 2017, on our consideration of the Portage County Land Reutilization 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 Portage County Land Reutilization Corporation's internal control over financial reporting and compliance.



Julian & Grube, Inc.  
April 24, 2017

**PORTEAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTEAGE COUNTY, OHIO**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2015**

The management's discussion and analysis of the Portage County Reutilization Corporation's (the "Corporation") financial performance provides an overall review of the Corporation's financial activities for the year ended December 31, 2015. The intent of this discussion and analysis is to look at the Corporation's financial performance as a whole; readers should also review the basic financial statements and the notes to the basic financial statements to enhance their understanding of the Corporation's financial performance.

**Financial Highlights**

Key financial highlights for the year ended December 31, 2015 are as follows:

- The total net position of the Corporation increased \$360,724 due to general revenues of \$457,097, program revenues of \$19,844 and expenses of \$116,217 during the year ended December 31, 2015.
- The general fund of the Corporation had \$476,941 in revenues and \$116,217 in expenditures. For the year ended December 31, 2015, the general fund balance increased \$360,724.

**Using this Annual Financial Report**

This annual report consists of a series of financial statements and notes to these statements. These statements are organized so the reader can understand the Corporation as a financial whole or an entire operating entity. The statements then proceed to provide an increasingly detailed look at specific financial activities.

The statement of net position and statement of activities provide information about the activities of the Corporation as a whole, presenting both an aggregate view of the Corporation's finances and a longer-term view of that net position. Fund financial statements provide the next level of detail. For governmental funds, these statements tell how services were financed in the short-term as well as what remains for future spending. The fund financial statements also look at the Corporation's most significant funds with all other nonmajor funds presented in total in one column. During 2015, the Corporation only had a general fund.

**Reporting the Corporation as a Whole**

*Statement of Net Position and the Statement of Activities*

The view of the Corporation as a whole looks at all financial transactions and asks the question, "How did we do financially during 2015?" The statement of net position and the statement of activities answer this question. These statements include all assets, deferred outflows of resources, liabilities, deferred inflows or resources, revenues and expenses using the accrual basis of accounting similar to the accounting used by most private-sector companies. This basis of accounting will take into account all of the current year's revenues and expenses regardless of when cash is received or paid.

These two statements report the Corporation's *net position* and changes in that net position. This change in net position is important because it tells the reader that, for the Corporation as a whole, the financial position of the Corporation has improved or diminished. The causes of this change may be the result of many factors, some financial, some not. Non-financial factors include the Corporation's property tax base, current property tax laws in Ohio restricting revenue growth, facility conditions, required community programs and other factors.

Governmental activities - The Corporation's programs and services are reported here. These services are funded primarily by intergovernmental revenues including federal and state grants and other shared revenues. The statement of net position and the statement of activities are divided into the following categories: assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position (assets/deferred outflows minus liabilities/deferred inflows), program expenses and revenues, general revenues and net position beginning and end of year.

The Corporation's statement of net position and statement of activities can be found on pages 9 -10 of this report.

**PORTEAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTEAGE COUNTY, OHIO**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2015**

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

***Fund Financial Statements***

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Corporation, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The fund of the Corporation is considered a governmental fund.

Fund financial reports provide detailed information about the Corporation's major funds. The Corporation uses the general fund to account for a multitude of financial transactions. The analysis of the Corporation's general fund begins on page 6.

***Governmental Funds***

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of the governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, the readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Corporation maintains a general fund. The basic governmental fund financial statements can be found on pages 11 - 12 of this report.

***Notes to the Basic Financial Statements***

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. These notes to the basic financial statements can be found on pages 13 - 20 of this report.

**PORTEAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTEAGE COUNTY, OHIO**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2015**

**Government-Wide Financial Analysis**

The statement of net position provides the perspective of the Corporation as a whole. The table below provides a summary of the Corporation's net position at December 31, 2015 and 2014.

<b>Net Position</b>		
	<b>Governmental Activities</b>	
	<b>2015</b>	<b>2014</b>
<b>Assets</b>		
Current and other assets	\$ 688,816	\$ 368,006
Total assets	<u>688,816</u>	<u>368,006</u>
<b>Liabilities</b>		
Current and other liabilities	-	39,914
Total liabilities	<u>-</u>	<u>39,914</u>
<b>Net Position</b>		
Unrestricted	<u>688,816</u>	<u>328,092</u>
Total net position	<u>\$ 688,816</u>	<u>\$ 328,092</u>

Over time, net position can serve as a useful indicator of a government's financial position. At December 31, 2015, the Corporation's assets exceeded liabilities by \$688,816.

The assets of the Corporation increased \$320,810 or 87.18%. This increase was the result of an increase in equity in pooled cash and cash equivalents due to less money spent on demolitions during 2015 as well as the Corporation obtaining properties for resale.

**PORTRAGE COUNTY LAND REUTILIZATION CORPORATION**  
**PORTRAGE COUNTY, OHIO**

**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**

The table below shows the comparative analysis of changes in net position for the year ended December 31, 2015 and 2014.

	Change in Net Position	
	Governmental Activities	
	2015	2014
<b>Revenues</b>		
Program revenues:		
Operating grants and contributions	\$ 19,844	\$ 559,765
General revenues:		
Grants and entitlements	352,297	340,332
Contributions and donations	101,400	-
Investment earnings	372	62
Other	3,028	-
Total general revenues	457,097	340,394
Total revenues	476,941	900,159
<b>Expenses:</b>		
General government	116,217	927,076
Total expenses	116,217	927,076
Change in net position	360,724	(26,917)
Net position at beginning of year	328,092	355,009
Net position at end of year	\$ 688,816	\$ 328,092

### **Governmental Activities**

Governmental activities net position increased \$360,724 for the year ended December 31, 2015. Expenses consisting primarily of professional services and demolition reimbursements totaled \$116,217 during the year. The Corporation received \$19,844 in Neighborhood Initiative Program (NIP) grant money, \$101,400 in donations, \$372 in investment earnings, \$3,028 in other and \$352,297 in funding from Portage County which was Delinquent Tax Assessment and Collection (DTAC) funding. The large decrease in expenses was the result of the Corporation spending less money on demolitions compared to 2014.

#### ***General Fund***

The general fund had \$476,941 in revenues for the year ended December 31, 2015. The general fund had \$116,217 in expenditures for the year ended December 31, 2015. The fund balance of the general fund increased \$360,724 for the year ended December 31, 2015.

#### ***Capital Assets***

As of December 31, 2015, the Corporation does not have any capital assets.

**PORTRAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTRAGE COUNTY, OHIO**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2015**

***Debt Administration***

As of December 31, 2015, the Corporation does not have any debt.

***Current Financial Related Activities***

The County formed the Portage County Land Reutilization Corporation with the purpose of reclaiming, rehabilitating or reutilizing economically non-productive land throughout Portage County. The Corporation can potentially address parcels where the fair market value of the property has been greatly exceeded by the delinquent taxes and assessed liens and are therefore not economically feasible to initiate foreclosure actions upon. By establishing a land bank program the County can begin to address dilapidated housing issues in communities located in Portage County and also return properties to productive use.

The County Land Bank was successful in obtaining demolition grants from the Ohio Attorney General Mike DeWine - Moving Ohio Forward program and the Neighborhood Initiative Program grant to assist in addressing demolitions of residential structures throughout Portage County.

**Contacting the Corporation's Financial Management**

This financial report is designed to provide our citizens, taxpayers, and investors and creditors with a general overview of the Corporation's finances and to show the Corporation's accountability for the money it receives. If you have questions about this report or need additional financial information please contact: Ms. Kaitlyn McNerney, Chief Financial Officer, Neighborhood Development Services, Inc. 120 E. Main Street, Ravenna, Ohio 44203.

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**PORTRAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTRAGE COUNTY, OHIO**

**STATEMENT OF NET POSITION  
DECEMBER 31, 2015**

	<b>Governmental Activities</b>
<b>Assets:</b>	
Equity in pooled cash and cash equivalents . .	\$ 567,798
Receivables:	
Accrued interest . . . . .	12
Due from other governments. . . . .	11,768
Prepayments . . . . .	978
Assets held for resale . . . . .	<u>108,260</u>
Total assets . . . . .	<u>688,816</u>
<b>Net position:</b>	
Unrestricted . . . . .	<u>688,816</u>
Total net position . . . . .	<u><u>\$ 688,816</u></u>

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**PORTEAGE COUNTY LAND REUTILIZATION CORPORATION**  
**PORTEAGE COUNTY, OHIO**

**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**

	<u>Program Revenues</u>	<u>Net Revenue (Expense) and Changes in Net Position</u>
	<u>Expenses</u>	<u>Governmental Activities</u>
<b>Governmental activities:</b>		
General government:		
OHFA NIP demolition program . . . . .	\$ 35,702	\$ 19,844
Insurance . . . . .	2,869	-
Professional services. . . . .	75,773	-
Administrative . . . . .	1,873	-
Total governmental activities . . . . .	<u>\$ 116,217</u>	<u>\$ 19,844</u>
		<u>(96,373)</u>
<b>General revenues:</b>		
Grants and entitlements not restricted to specific programs. . . . .		352,297
Contributions and donations not restricted to specific programs . . .		101,400
Investment income. . . . .		372
Miscellaneous. . . . .		<u>3,028</u>
Total general revenues. . . . .		<u>457,097</u>
Change in net position. . . . .		360,724
<b>Net position at beginning of year . .</b>		<u>328,092</u>
<b>Net position at end of year. . . . .</b>	<u>\$ 688,816</u>	

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**PORTRAGE COUNTY LAND REUTILIZATION CORPORATION**  
**PORTRAGE COUNTY, OHIO**

BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2015

	<b>General</b>
<b>Assets:</b>	
Equity in pooled cash and cash equivalents . . .	\$ 567,798
Receivables:	
Accrued interest . . . . .	12
Due from other governments. . . . .	11,768
Prepayments . . . . .	978
Assets held for resale . . . . .	<u>108,260</u>
Total assets . . . . .	<u>\$ 688,816</u>
<b>Fund balances:</b>	
Nonspendable:	
Prepayments . . . . .	978
Assets held for resale . . . . .	108,260
Unassigned . . . . .	<u>579,578</u>
Total fund balances . . . . .	<u>688,816</u>
Total liabilities and fund balances . . . . .	<u>\$ 688,816</u>

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**PORTEAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTEAGE COUNTY, OHIO**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES - GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2015**

	<b><u>General</u></b>
<b>Revenues:</b>	
Intergovernmental. . . . .	\$ 352,297
Investment income. . . . .	372
Contributions and donations. . . . .	101,400
OHFA NIP reimbursement. . . . .	19,844
Other . . . . .	3,028
Total revenues . . . . .	<u>476,941</u>
<b>Expenditures:</b>	
Current:	
General government:	
OHFA NIP demolition program . . . . .	35,702
Insurance . . . . .	2,869
Professional services. . . . .	75,773
Administrative . . . . .	1,873
Total expenditures . . . . .	<u>116,217</u>
Net change in fund balances . . . . .	360,724
<b>Fund balances at beginning of year</b> . . . . .	328,092
<b>Fund balances at end of year</b> . . . . .	<u>\$ 688,816</u>

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**PORTEAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTEAGE COUNTY, OHIO**

**NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2015**

**NOTE 1 - DESCRIPTION OF THE REPORTING ENTITY**

The Portage County Land Reutilization Corporation (the “Corporation”) is a county land reutilization corporation that was formed when the Portage County Board of Commissioners authorized the incorporation of the Corporation under Chapter 1724 of the Ohio Revised Code through resolution as a not-for-profit corporation under the laws of the State of Ohio. The purpose of the Corporation is for reclaiming, rehabilitating or reutilizing economically non-productive land throughout Portage County (the “County”). The Corporation can potentially address parcels where the fair value of the property has been greatly exceeded by the delinquent taxes and assessed liens and are therefore not economically feasible to initiate foreclosure actions upon. By establishing the Corporation, the County can begin to address dilapidated housing issues in communities located in the County and also return properties to productive use. The Corporation has been designated as the County’s agent to further its mission to reclaim, rehabilitate, and reutilize vacant, abandoned, tax foreclosed and other real property in the County by exercising the powers of the County under Chapter 5722 of the Ohio Revised Code.

Pursuant to Section 1724.03 (B) of the Ohio Revised Code, the Board of Directors of the Corporation shall be composed of five members including, (1) the County Treasurer, (2) at least two members of the County Board of Commissioners, (3) one member who is a representative of the largest municipal corporation, based on the population according to the most recent federal decennial census, that is located in the County, (4) one member who is a representative of a township with a population of at least ten thousand in the unincorporated area of the township according to the most recent federal decennial census, and (5) any remaining members selected by the County Treasurer and the County Commissioners who are members of the Corporation board. The term of office of each ex officio director runs concurrently with the term of office of that elected official. The term of office of each appointed director is two years. The Board of Directors was comprised of nine members at December 31, 2015.

The County is a political subdivision of the State of Ohio. In accordance with the Governmental Accounting Standards Board (GASB) Statement No. 14, “The Financial Reporting Entity” as amended by GASB Statement No. 39, “Determining Whether Certain Organization Are Component Units” and GASB Statement No. 61, “The Financial Reporting Entity: Omnibus”, the Corporation’s primary government and basic financial statements include components units which are defined as legally separate organizations for which the Corporation is financially accountable. The Corporation is financially accountable for an organization if the Corporation appoints a voting majority of the organization’s governing board and (1) the Corporation is able to significantly influence the programs or services performed or provided by the organization; or impose its will over the organization; or (2) the Corporation is legally entitled to or can otherwise access the organization’s resources; or (3) the Corporation is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization; or (4) the Corporation is obligated for the debt of organization. The Corporation does not have any component units and does not include any organizations in its presentation. The Corporation’s management believes these basic financial statements present all activities for which the Corporation is financially accountable.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**PORTEAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTEAGE COUNTY, OHIO**

**NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2015**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)**

The Corporation's significant accounting policies are described below.

*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 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 or fiduciary funds.

The statement of net position presents the financial condition of the governmental activities of the Corporation at year-end. The statement of activities presents a comparison between direct expenses and program revenues for each program or function of the Corporation's governmental activities. Direct expenses are those that are specifically associated with a service, program or department and therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program and interest earned on grants that is required to be used to support a particular program. Revenues which are not classified as program revenues are presented as general revenues of the Corporation, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental program is self-financing or draws from the general revenues of the Corporation.

Fund Financial Statements

Fund financial statements are designed to present financial information of the Corporation at this more detailed level. The Corporation's general 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 a governmental.

**PORTEAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTEAGE COUNTY, OHIO**

**NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2015**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)**

**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 plus deferred outflows of resources less liabilities plus 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 receives 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 Assessment and Collection Tax (DTACT) fund. 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, all deferred outflows of resources, all liabilities and all deferred inflows of resources associated with the operation of the Corporation are included on the statement of net position. The statement of activities presents increases (i.e., revenues) and decreases (i.e., expenses) in 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, current deferred outflows of resources, current liabilities and current deferred inflows of resources generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balance reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for the general fund. As of December 31, 2015, no reconciling items were necessary.

***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, the recording of deferred inflow of resources and in the presentation of expenses versus expenditures.

**PORTEAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTEAGE COUNTY, OHIO**

**NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2015**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)**

Revenues - Exchange and Nonexchange Transactions

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

Nonexchange transactions, in which the Corporation receives value without directly giving equal value in return, include grants, entitlements and donations. Revenue from grants, entitlements and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the Corporation must provide 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, intergovernmental revenue and operating grant sources are considered to be both measurable and available at year-end.

*Deferred Inflows of Resources and Deferred Outflows of Resources* - A deferred inflow of resources is an acquisition of net position by the Corporation that is applicable to a future reporting period. A deferred outflow of resources is a consumption of net position by the Corporation that is applicable to a future reporting period. The Corporation had no deferred inflow or outflow of resources at December 31, 2015.

Expenses/Expenditures

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

*Budgetary Process*

The Corporation is not bound by the budgetary laws prescribed by the Ohio Revised Code for purely governmental entities. During 2015, the Corporation did not prepare an annual budget.

*Federal Income Tax*

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

**PORTEAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTEAGE COUNTY, OHIO**

**NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2015**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)**

*Cash and Cash Equivalents*

All monies received by the Corporation are deposited in a demand deposit account.

Investments with an original maturity of three months or less at the time of purchase are presented of the financial statements as cash equivalents. The Corporation had no investments during the year or at the end of the year.

*Prepayments*

Certain payments to vendors reflect the costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. These items are reported as assets on the balance sheet using the consumption method. A current asset for the prepaid amounts is recorded at the time of the purchase and the expenditure/expense is reported in the year in which services are consumed. At year end, because prepayments are not available to finance future governmental fund expenditures, a nonspendable fund balance is recorded by an amount equal to the carrying value of the asset on the fund financial statements.

*Assets Held for Resale*

Assets held for resale represent properties purchased by or donated to the Corporation. Properties are valued based upon the purchase price or, for donated properties or properties received via foreclosure by the County Prosecutor's office, the asset is reported at fair value which is based on the assessed value as determined by the County Auditor. The Corporation holds the properties until the home is either sold to a new homeowner, sold to an individual who will rehabilitate the home, or the home on the property is demolished. Properties with demolished homes could be transferred to the city or township they are in after demolition; parcels 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.

*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, deferred outflows of resources, liabilities and 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. The Corporation had no restricted net position at December 31, 2015.

**PORTEAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTEAGE COUNTY, OHIO**

**NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2015**

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)**

*Intergovernmental Revenue*

The Corporation receives operating income through Portage 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.

*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 Fund Balance* - The nonspendable 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.

*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 applies restricted resources first when expenditures are incurred for purposes for which restricted and unrestricted (committed, assigned, and unassigned) fund balance is 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.

*Estimates*

The preparation of the basic financial statements in conformity with GAAP requirements 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 2015.

**PORTEAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTEAGE COUNTY, OHIO**

**NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2015**

**NOTE 3 - ACCOUNTABILITY AND COMPLIANCE**

*Change in Accounting Principles*

For 2015, the Corporation implemented GASB Statement No. 68, “Accounting and Financial Reporting for Pensions - an Amendment of GASB Statement No. 27”, and GASB Statement No. 71, “Pension Transition for Contributions Made Subsequent to the Measurement Date - an Amendment of GASB Statement No. 68”.

GASB Statement No. 68 improves the accounting and financial reporting by state and local governments for pensions. It also improves information provided by state and local governmental employers about financial support for pensions that is provided by other entities. The implementation of GASB Statement No. 68 had no effect on the Corporation.

GASB Statement No. 71 improves the accounting and financial reporting by addressing an issue in GASB Statement No. 68, concerning transition provisions related to certain pension contributions made to defined benefit pension plans prior to implementation of that Statement by employers and nonemployer contributing entities. The implementation of GASB Statement No. 71 had no effect on the Corporation.

**NOTE 4 - DEPOSITS**

*Deposits with Financial Institutions*

At December 31, 2015, the carrying amount of all Corporation deposits was \$567,798. Based on the criteria described in GASB Statement No. 40, “Deposits and Investment Risk Disclosures”, as of December 31, 2015, all of the Corporation’s bank balance of \$571,267 was covered by the Federal Deposit Insurance Corporation (FDIC).

**NOTE 5 - RECEIVABLES**

Receivables at December 31, 2015, consisted of accrued interest receivable of \$12 and amounts due from Portage County of \$11,768. These amounts are expected to be collected in the subsequent year.

**NOTE 6 - RISK MANAGEMENT**

*Public Officials Management & Employment Practices Liability*

The Corporation is exposed to various risks of loss related to torts; theft or damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During 2015, the Corporation contracted with Sutton Insurance for public official’s management and employment practices liability insurance. The limitations of coverages are as follows:

Claims for Employment Practices Wrongful Acts	\$1,000,000
Claims other than Employment Practices Wrongful Acts	\$1,000,000
Donor Data Loss Crisis Fund Sublimit of Liability	\$10,000
LFSA Defense Sublimit of Liability	\$150,000

There has been no reduction in coverage from the prior year and settled claims have not exceeded the Corporation’s coverage in any of the past three years and there was no significant change in insurance coverage from the prior year.

**PORTEAGE COUNTY LAND REUTILIZATION CORPORATION  
PORTEAGE COUNTY, OHIO**

**NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2015**

**NOTE 7 - TRANSACTIONS WITH PORTEAGE COUNTY**

Pursuant to and in accordance with Section 321.261 (B) of the Ohio Revised Code, the Corporation has been authorized by the Portage County Board of Commissioners to receive 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 Assessment and Collection Tax (DTACT) fund and will be available for appropriation by the Corporation to fund operations. At December 31, 2015, the Corporation had revenues of \$352,297 for these fees that were collected by the County in 2015.

During 2015, the Corporation also entered into an agreement with the Portage County Regional Planning Commission to provide the necessary services for the overall administration of the Moving Ohio Forward grant as well as other County departments for various services. During 2015, the Corporation paid \$43,506 in fees to various County departments.



# Julian & Grube, Inc.

*Serving Ohio Local Governments*

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## **Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Required by *Government Auditing Standards***

Portage County Land Reutilization Corporation  
Portage County  
120 E. Main Street  
Ravenna, Ohio 44266

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 Portage County Land Reutilization Corporation, Portage County, Ohio, as of and for the year ended December 31, 2015, and the related notes to the financial statements, which collectively comprise the Portage County Land Reutilization Corporation's basic financial statements and have issued our report thereon dated April 24, 2017.

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

As part of our financial statement audit, we considered the Portage County Land Reutilization 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 Portage County Land Reutilization 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 Portage County Land Reutilization 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.

Board of Directors  
Portage County Land Reutilization Corporation

***Compliance and Other Matters***

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

***Purpose of this Report***

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



Julian & Grube, Inc.  
April 24, 2017



# Dave Yost • Auditor of State

PORtAGE COUNTY LAND REUTILIZATION CORPORATION

PORtAGE 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.

A handwritten signature in cursive script that reads "Susan Babbitt".

CLERK OF THE BUREAU

CERTIFIED  
JUNE 20, 2017