



OHIO AUDITOR OF STATE  
**KEITH FABER**





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

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# OHIO AUDITOR OF STATE KEITH FABER



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## INDEPENDENT AUDITOR'S REPORT

Montgomery County Land Reutilization Corporation  
Montgomery County  
130 West Second Street, Suite 1425  
Dayton, Ohio 45402

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 Montgomery County Land Reutilization Corporation, Montgomery County, Ohio (the Corporation), a component unit of Montgomery County, 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 Montgomery County Land Reutilization Corporation, Montgomery County, Ohio, 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 10 to the financial statements, the financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of 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 3, 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 3, 2020

MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION  
MONTGOMERY COUNTY

MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2019  
(Unaudited)

The management's discussion and analysis of the Montgomery County Land Reutilization Corporation's (the Corporation) financial performance provides an overall review of the Corporation's financial activities for the year ended December 31, 2019. The Corporation began operations on August 26, 2011 and is a component unit of Montgomery County. 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. The intent of this discussion and analysis is to look at the Corporation's financial performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the Corporation's financial performance.

**Financial and Administrative Highlights**

Key financial and administrative highlights for 2019 are as follows:

- The Corporation received \$1,788,448 from Montgomery County under an arrangement to receive 5% of delinquent taxes collected.
- The Corporation has acquired 1,167 properties as a part of the ownership requirement of the NIP program. The total award at December 31, 2019 was approximately \$20 million.
- The Neighborhood Initiative Program (NIP) completed the following:
  - Acquired 15 properties
  - Surveyed 62 Properties
  - Remediated 17 Properties
  - Demolished 156 Properties
  - Transferred 232 NIP Lots, 116 (50%) of which were side lots to Owner Occupants, the balance were transferred back the jurisdictions
  - Processed Applications for 56 NIP Lots
  - An additional 30 properties have been acquired and are in the demolition process. These properties are on a waiting list with NIP if more funding becomes available.
- The Corporation did not award any new Planning Grants in 2019, but continued to be involved in plan awards provided to the City of Dayton (HUD Community Choice) and Five Rivers Metro Parks (River Corridor Plan). The Land Bank involvement in the development of these plans enables it to better position its future activities.
- As part of the Thriving Neighborhood Initiative, two more properties were renovated in the Pineview neighborhood, one was sold and the other has a sale pending. The organization has now renovated 3 properties in Pineview. Three years ago the property values in this neighborhood averaged \$25 per square foot (Dayton Area Board of Realtors data). One of the most current Land Bank renovations sold for \$69 per square foot. The third renovation has been appraised at nearly \$87 per square foot and is under contract to sell. The Land Bank is looking for a fourth renovation candidate in Pineview to provide the neighborhood with the comparable sales values that lenders need to substantiate increased property values. To develop future

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MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2019  
(Unaudited)

Thriving Neighborhood candidates, the organization is supporting the city of Miamisburg in furthering its CARES program, and has committed resources and initiated planning efforts to the Harrison Township Castlewood neighborhood.

- The Tax Foreclosure Acquisition Program transferred 22 properties of which 50% were to owner occupants, and an additional 28 applications were processed.
- The Commercial Program supported 35 properties transferred. An additional 2 properties were acquired.
- The Do-It-Yourself program completed the transfer of 21 properties, have 15 under agreement, 25 under Land Bank ownership and submitted 29 additional properties for foreclosure (19 became ineligible).

### **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 net position. The Statement of Activities shows changes 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.

### **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 and liabilities using the accrual basis of accounting similar to the accounting method used by the private sector. This basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash was received or paid.

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

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

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



MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION  
MONTGOMERY COUNTY

MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2019  
(Unaudited)

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

*Governmental Fund*

The presentation for the Corporation's only fund, the General or Governmental Fund, focuses on how resources flow into and out of it and the balance that is left at year end and available for spending in future periods. The General Fund is reported using the modified accrual basis of accounting which measures cash and all other financial assets that are expected to be readily converted to cash. The Governmental Fund statements provide a detailed short-term view of the Corporation's general operations and the basic services it provides. Governmental Fund information helps 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.

The Statement of Net Position looks at the Corporation as a whole. The table below provides a summary of Corporation's net position for 2019 and 2018:

<b>Net Position</b>		
	<b>2019</b>	<b>2018</b>
<b>Assets</b>		
Equity in Pooled Cash and Cash Equivalents	\$ 8,557,116	\$ 5,090,496
Deposits	-	3,601
Prepaid Items	13,418	31,140
Accounts Receivable	191,897	828,516
Grants Receivable	50,000	647,457
Assets Held for Resale	16,751,499	18,463,506
Depreciable Capital Assets, Net	24,951	33,292
<i>Total Assets</i>	<b>25,588,881</b>	<b>25,098,008</b>
<b>Liabilities</b>		
Accounts Payable	209,011	320,819
Retainage Payable	88,580	9,037
Unearned Revenue	336,500	216,800
Long Term Note Payable	400	28,700
<i>Total Liabilities</i>	<b>634,491</b>	<b>575,356</b>
<b>Net Position</b>		
Investment in Capital Assets	24,951	33,292
Unrestricted	24,929,439	24,489,360
<i>Net Position</i>	<b>\$ 24,954,390</b>	<b>\$ 24,522,652</b>

MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION  
MONTGOMERY COUNTY

MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2019  
(Unaudited)

Cash collected by the Corporation is deposited into a checking account for operating purposes. Cash and cash equivalents increased \$3,466,620 during 2019. Investments at December 31, 2019, consist of funds held in a Star Ohio investment account, which are included in cash and cash equivalents in the financial statements.

Accounts Receivable at December 31, 2019, consists of funds due from Ohio Housing Finance Agency (OHFA) Neighborhood Initiative Program (NIP) and from municipalities.

Assets held for resale represent properties foreclosed upon or donated to the Corporation. These properties were recorded at the land assessed value provided by the Montgomery County Auditor as the structures were intended to be demolished. Decreases in 2019 relate to decreased activity from OHFA and some activity in commercial property.

Accounts Payable consists primarily of expenses related to the NIP program for demolition and remediation awards to remove long-standing, blighted residential structures and decreased during 2019.

Over time, net position can serve as a useful indicator of a government's financial position. At December 31, 2019, the Corporation's net position was \$24,954,390, up from \$24,522,652 in 2018 as a result of Montgomery County's continued commitment to provide a percentage of delinquent property tax collections to the Corporation.

The table below shows the changes in net position between 2019 and 2018:

	Change in Net Position	
	2019	2018
<b>Revenues</b>		
Program Revenues		
Charges for Services	\$ 540,664	\$ 657,095
Operating Grants and Contributions	5,287,083	7,497,017
<i>Total Program Revenues</i>	<u>5,827,747</u>	<u>8,154,112</u>
General Revenues		
Intergovernmental	1,788,448	1,766,229
Contribution of Property	83,650	708,776
Interest	75,354	388
<i>Total General Revenues</i>	<u>1,947,452</u>	<u>2,475,393</u>
<i>Total Revenues</i>	<u>7,775,199</u>	<u>10,629,505</u>
<b>Expenses</b>		
Professional and Contract Services	197,077	349,730
Administration	7,146,384	3,355,269
<i>Total Expenses</i>	<u>7,343,461</u>	<u>3,704,999</u>
<i>Increase in Net Position</i>	431,738	6,924,506
<i>Net Position Beginning of Year</i>	<u>24,522,652</u>	<u>17,598,146</u>
<i>Net Position End of Year</i>	<u>\$ 24,954,390</u>	<u>\$ 24,522,652</u>

MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION  
MONTGOMERY COUNTY

MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2019  
(Unaudited)

Revenues for 2019 consist primarily of the Ohio Housing Finance Agency "Neighborhood Initiative Program" grant and the 5% of delinquent taxes contributed by Montgomery County to the Corporation for the purpose of land reutilization. The funding from Montgomery County resulted in \$1.8 million from the semi-annual property tax collection for Corporation activities. In addition, operating grants and contributions decreased due to decreased activity in the OHFA NIP Program.

Expenses increased during 2019 due to administrative expenses associated with writing off properties transferred to new ownership and additional program activities.

**The Corporation's Fund**

Information about the Corporation's Governmental Fund begins on page 10. This fund is accounted for using the modified accrual basis of accounting. The Corporation had governmental revenues of \$7,776,799 and expenditures of \$7,365,020.

**Capital Assets**

As of December 31, 2019, the Corporation had \$24,951 of furniture, equipment and leasehold improvements. See Note 7 of the basic financial statements for additional information on capital assets.

**Debt**

As of December 31, 2019, the Corporation had \$400 in debt attributable to loans associated with NIP. The debt was associated with the demolition of properties in this program. See Note 8 of the basic financial statements for additional information on debt.

**Factors Expected to Impact the Future**

The Neighborhood Initiative Program is a performance-based program which does not guarantee that funds awarded to it will be provided if certain performance milestones are not achieved. As such, the Corporation may lose or gain additional funds based upon its and other participant's performance. These gains or losses would impact future activities of the Corporation. In 2019, the Corporation is not in danger of losing any funding.

**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 Mike Grauwelman, Executive Director, Montgomery County Land Reutilization Corporation, 130 West Second Street, Suite 1425, Dayton, Ohio 45402.

MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION  
MONTGOMERY COUNTY  
(A COMPONENT UNIT OF MONTGOMERY COUNTY)

STATEMENT OF NET POSITION  
DECEMBER 31, 2019

	Governmental Activities
<b>Assets</b>	
Equity in Pooled Cash and Cash Equivalents	\$ 8,557,116
Prepaid Items	13,418
Accounts Receivable	191,897
Grants Receivable	50,000
Assets Held for Resale	16,751,499
Depreciable Capital Assets, Net	24,951
<i>Total Assets</i>	25,588,881
 <b>Liabilities</b>	
Accounts Payable	209,011
Retainage Payable	88,580
Unearned Revenue	336,500
Long Term Liabilities (Due in One Year)	400
<i>Total Liabilities</i>	634,491
 <b>Net Position</b>	
Investment in Capital Assets	24,951
Unrestricted	24,929,439
<i>Total Net Position</i>	\$ 24,954,390

See accompanying notes to the basic financial statements

MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION  
MONTGOMERY COUNTY  
(A COMPONENT UNIT OF MONTGOMERY COUNTY)

STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2019

	Expenses	Program Revenue		Net (Expense) Revenue and Changes in Net Position
<b>Governmental Activities</b>		Charges for Services	Operating Grants and Contributions	Governmental Activities
Grants	\$ -	\$ -	\$ 5,287,083	\$ 5,287,083
Professional and Contract Services	197,077	540,664	-	343,587
Administration	7,146,384	-	-	(7,146,384)
<b>Total</b>	<b>\$ 7,343,461</b>	<b>\$ 540,664</b>	<b>\$ 5,287,083</b>	<b>\$ (1,515,714)</b>

**General Revenues:**

Intergovernmental	1,788,448
Contribution of Property	83,650
Interest	75,354
<i>Total General Revenues</i>	1,947,452
<i>Change in Net Position</i>	431,738
<i>Net Position at Beginning of Year</i>	24,522,652
<i>Net Position at End of Year</i>	\$ 24,954,390

See accompanying notes to the basic financial statements

MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION  
MONTGOMERY COUNTY  
(A COMPONENT UNIT OF MONTGOMERY COUNTY)

BALANCE SHEET  
GOVERNMENTAL FUND  
DECEMBER 31, 2019

	<b>General Fund</b>
<b>Assets</b>	
Equity in Pooled Cash and Cash Equivalents	\$ 8,557,116
Prepaid Items	13,418
Accounts Receivable	191,897
Grants Receivable	50,000
Assets Held for Resale	16,751,499
<i>Total Assets</i>	<b>\$ 25,563,930</b>
 <b>Liabilities and Fund Balance</b>	
Accounts Payable	209,011
Retainage Payable	88,580
Unearned Revenue	336,500
<i>Total Liabilities</i>	634,091
 Fund Balance:	
Nonspendable	16,764,917
Unassigned	8,164,922
<i>Total Fund Balance</i>	24,929,839
<i>Total Liabilities and Fund Balance</i>	<b>\$ 25,563,930</b>

See accompanying notes to the basic financial statements

MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION  
MONTGOMERY COUNTY  
(A COMPONENT UNIT OF MONTGOMERY COUNTY)

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO  
NET POSITION OF GOVERNMENTAL ACTIVITIES  
DECEMBER 31, 2019

<b>Total Governmental Fund Balance</b>	\$ 24,929,839
 <b><i>Amounts reported for governmental activities in the Statement of Net Position are different because:</i></b>	
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund.	24,951
Long-term liabilities are not due and payable in the current period and therefore are not reported in the fund.	<u>(400)</u>
<b><i>Net Position of Governmental Activities</i></b>	<b><u><u>\$ 24,954,390</u></u></b>

See accompanying notes to the basic financial statements

MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION  
MONTGOMERY COUNTY  
(A COMPONENT UNIT OF MONTGOMERY COUNTY)

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
GOVERNMENTAL FUND  
FOR THE YEAR ENDED DECEMBER 31, 2019

	<b>General Fund</b>
<b>Revenues:</b>	
Intergovernmental	1,788,448
Grants	5,287,083
Contribution of Property	83,650
Charges for Services	540,664
Interest	75,354
<i>Total Revenues</i>	<i>\$ 7,775,199</i>
 <b>Expenditures:</b>	
Professional and Contract Services	197,077
Administration	7,131,760
Capital Outlay	6,283
Principal Retirement	29,900
<i>Total Expenditures</i>	<i>7,365,020</i>
<b>Excess of Revenues Over Expenditures</b>	<b>410,179</b>
 <b>Other Financing Sources:</b>	
Proceeds from Note	1,600
<i>Total Other Financing Sources</i>	<i>1,600</i>
<i>Net Change in Fund Balance</i>	<i>411,779</i>
<i>Fund Balance Beginning of Year</i>	<i>24,518,060</i>
<i>Fund Balance End of Year</i>	<i>\$ 24,929,839</i>

See accompanying notes to the basic financial statements



MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION  
MONTGOMERY COUNTY  
(A COMPONENT UNIT OF MONTGOMERY COUNTY)

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCE OF GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2019

**Net Change in Fund Balance - Total Governmental Fund** \$ 411,779

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

Governmental Fund reports capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation exceeded capital outlay.

Capital Asset Additions	6,283	
Current Year Depreciation	<u>(14,624)</u>	
Total		(8,341)

Governmental Fund reports principal retirement as expenditures. However, the repayment of principal decreases the long-term liabilities in the Statement of Net Position.

29,900

Governmental Fund reports proceeds from note as an other financing source, but the receipt of principal increases the long-term liabilities in the Statement of Net Position.

(1,600)

*Change in Net Position of Governmental Activities*

\$ 431,738

See accompanying notes to the basic financial statements

MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION  
MONTGOMERY COUNTY

NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2019

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

The Montgomery County Land Reutilization Corporation (the Corporation) is a body corporate and politic authorized by the Board of County Commissioners of Montgomery County on July 5, 2011 and incorporated on August 26, 2011 under Chapter 1724 of the Ohio Revised Code.

The Corporation's governing body is a seven member Board of Directors, consisting of the County Treasurer, two County Commissioners, one representative of the City of Dayton, one member representing a Township, and the remaining two members selected by the County Treasurer and County Commissioners with both members having private sector real estate experience.

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 Montgomery County for reporting purposes, in accordance with Governmental Accounting Standards Board (GASB) Statement No. 14 as amended by GASB Statement No. 39 and 61.

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

**Note 2 – Summary of Significant Accounting Policies**

***Basis of Presentation***

The Corporation's basic financial statements consist of government-wide statements, including a Statement of Net Position and a Statement of Activities and fund financial statements which provide a more detailed level of financial information.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the Corporation as a whole. These statements include the financial activities of the primary government. 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

MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION  
MONTGOMERY COUNTY

NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2019

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 a more detailed level. The Corporation's General Fund is its only Governmental Fund.

***Fund Accounting***

The Corporation uses fund accounting to segregate cash and investments that are restricted as to use. A fund is a separate accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and attaining certain objectives in accordance with special regulations, restrictions or limitations.

For financial statement presentation purposes, the Corporation's fund is classified as 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 and liabilities is reported as fund balance. The following is the Corporation's only Governmental Fund:

***General Fund:*** The General Fund accounts for all financial resources that are received by the Corporation, including resources 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.

***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.

MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION  
MONTGOMERY COUNTY

NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2019

Fund Financial Statements

The General Fund is accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the Balance Sheet. The Statement of Revenues, Expenditures and Changes in Fund Balance reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental Fund financial statements therefore include brief explanations to better identify the relationship between the government-wide statements and the statements for the General Fund.

***Basis of Accounting***

Basis of accounting determines when transactions are recorded on the financial records and reported on the financial statements. Government-wide statements are prepared using the accrual basis of accounting. The General Fund uses the modified accrual basis of accounting. Differences in the accrual and modified accrual 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, interest and grants revenue sources are considered to be both measurable and available at year-end.

Expenses/Expenditures

On the accrual basis of accounting, expenses are recognized at the time they are incurred.

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

***Budgetary Process***

The Corporation is not bound by the budgetary laws prescribed by the Ohio Revised Code for purely governmental entities. The Board of Directors of the Corporation did, however, adopt an annual budget for the fiscal year and program appropriations were approved by the Board of Directors during the year as required. The Board did approve, in 2018, a budget for 2019.

***Federal Income Tax***

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

***Cash and Cash Equivalents***

All monies received by the Corporation are deposited in a demand deposit account and a State Treasurer Asset Reserve Fund (STAR Ohio) account.

The Corporation had investments at the end of the year in a Star Ohio account. STAR Ohio is an investment pool managed by the State Treasurer's Office, which allows governments within the State to pool their funds for investment purposes. STAR Ohio is not registered with the U.S. Securities and Exchange Commission (SEC) as an investment company, but has adopted GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*, for the purpose of measuring the value of shares in STAR Ohio. The Corporation measures its investment in STAR Ohio at the net asset value (NAV) per share provided by STAR Ohio. The NAV per share is calculated on an amortized cost basis that provides a NAV share that approximates fair value.

***Assets Held for Resale***

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

***Capital Assets***

The Corporation's only capital assets are general capital assets. General capital assets are capital assets which are associated with and generally arise from governmental activities. General capital assets are reported in the governmental activities column of the government-wide Statement of Net Position but are reported as capital outlay expenditure in the Statement of Revenues, Expenditures and Changes in Fund Balance of the General Fund in the year in which they are acquired.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. The Corporation capitalizes purchased furniture, equipment and leasehold improvements when the cost is \$1,000 or more and its useful life exceeds one year.

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All capital assets are depreciated. Improvements are depreciated over the remaining useful lives of the related capital assets. Depreciation for furniture and equipment is computed using the straight-line method for furniture and equipment over useful lives of five years. Depreciation for leasehold improvements is amortized over the remaining life of the lease.

***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 outflow of resources and liabilities/deferred inflows of resources. The Corporation did not have any deferred outflow of resources or deferred inflow of resources as of December 31, 2019. 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, 2019.

***Intergovernmental Revenue***

The Corporation receives operating income through Montgomery County. This money represents the penalties and interest on 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 transferred to the Corporation.

***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.

***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 Fund. 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.

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**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 has not adopted a formal fund balance policy.

The Corporation applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available.

Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

**Note 3 – Cash and Cash Equivalents**

At December 31, 2019, the carrying amount of the Corporation’s deposits was \$1,882,104. The Corporation’s bank balance was \$1,912,904. Based on the criteria described in GASB Statement Number 40, Deposits and Investment Risk Disclosures, as of December 31, 2019, \$250,000 was covered by Federal Deposit Insurance Corporation (FDIC) and \$1,662,904 was uninsured and collateralized. Custodial credit risk is the risk that in the event of bank failure the Corporation’s deposits may not be returned to it. As permitted by Ohio Revised Code, the Corporation’s deposits are collateralized by the Ohio Pooled Collateral System. Financial institutions participating in the Ohio Pooled Collateral System (OPCS), a centralized collateral system monitored by the Ohio Treasurer of State, must pledge eligible securities equal to at least 102% of the carrying value of all public deposits held by each institution. Financial institutions choosing not to participate in the OPCS must pledge eligible securities equal to at least 105% of the carrying value of all public deposits held by each institution. The Corporation has no deposit policy for custodial credit risk beyond the requirements of State statute. Although securities were held by the pledging institutions’ trust department and all the statutory requirements for the deposit of money had been followed, noncompliance with federal requirements could potentially subject the Corporation to a successful claim by the Federal Deposit Insurance Corporation.

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STAR Ohio is an investment pool created pursuant to Ohio statutes and managed by the Treasurer of the State of Ohio. Investments in STAR Ohio are not evidenced by securities that exist in physical or book-entry form. The value of the Corporation’s position in STAR Ohio is equal to the value of the shares the Corporation owns in the investment pool. The Corporation’s position was valued at \$6,675,012 as of December 31, 2019. STAR Ohio carries a AAAm credit rating by Standard and Poors. The Corporation has no policy for custodial credit risk beyond the requirements of state statute. STAR Ohio is not registered with the SEC as an investment company, but has adopted Governmental Accounting Standards Board (GASB), Statement No. 79, “Certain External Investment Pools and Pool Participants.” The Corporation measures their investment in STAR Ohio at the net asset value (NAV) per share provided by STAR Ohio. The NAV per share is calculated on an amortized cost basis that provides an NAV per share that approximates fair value.

**Note 4 – Risk Management**

The Corporation is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During 2019, the Corporation contracted with Marsh & McLennan Agency for various types of insurance as follows:

<u>Coverage Type</u>	<u>Coverage</u>	<u>Provider</u>
General Aggregate	\$2,000,000	Alliance Insurance Company Cincinnati Ins. – Vacant Land
General Liability	\$1,000,000	Alliance Insurance Company Cincinnati Ins. – Vacant Land
Commercial Liability	\$1,000,000	Alliance Insurance Company
Directors / Officers Liability	\$1,000,000	Chubb
Employment Practices Liability	\$1,000,000	Chubb
Employee Dishonesty	\$500,000	Chubb
Business Personal Property	\$300,000	Cincinnati Insurance

Since being incorporated settled claims have not exceeded commercial coverage. There have been no significant reductions in coverage from last year.

**Note 5 – Litigation**

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

**Note 6 – Transactions with Montgomery County**

Pursuant to and in accordance with Section 321.261 (B) of the Ohio Revised Code, the Corporation has been authorized by the Montgomery 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 and Assessment Collection (DTAC) Fund and will be available for appropriation by the Corporation to fund operations. The Corporation received \$1,788,448 of DTAC revenue in 2019.



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**Note 7 – Capital Assets**

A summary of changes in capital assets during 2019 follows:

	Balance 12/31/2018	Additions	Deletions	Balance 12/31/2019
Furniture and Equipment	\$ 58,092	\$ 5,343	\$ -	\$ 63,435
Leasehold Improvements	13,425	940	-	14,365
Less Accumulated Depreciation	(38,225)	(14,624)	-	(52,849)
<i>Governmental Activities Capital Assets, Net</i>	<u>\$ 33,292</u>	<u>\$ (8,341)</u>	<u>\$ -</u>	<u>\$ 24,951</u>

**Note 8 – Long-Term Obligations**

The Corporation signed a Promissory Note with County Corp in 2018, which amended and restated the noted signed in 2014, for the Neighborhood Initiative Program that extends to the Corporation a loan on a revolving basis provided the aggregate principal amount borrowed does not exceed \$200,000. The debt is associated with the demolition of properties. The Promissory Note is secured with an Open-Ended Mortgage where the properties are the collateral.

The long-term note requires monthly interest payments and all unpaid principal and accrued, unpaid interest is due at maturity. The summarized terms are in the following table:

	Interest Rate	Original Note Amount	Date of Maturity
County Corp Promissory Note	1.75%	\$ 200,000	February 29, 2020

The changes in the Corporation's long-term obligations during the year consist of the following:

	Principal Outstanding 12/31/2018	Additions	(Reductions)	Principal Outstanding 12/31/2019
<b>Governmental Activities:</b>				
County Corp Promissory Note	28,700	1,600	29,900	400
<i>Total Governmental Activities</i>	<u>\$ 28,700</u>	<u>\$ 1,600</u>	<u>\$ 29,900</u>	<u>\$ 400</u>

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**Note 9 – Fund Balance**

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

Fund Balance	General Fund
<b>Nonspendable</b>	
Prepays	\$ 13,418
Assets Held for Resale	16,751,499
<i>Total Nonspendable</i>	16,764,917
 Unassigned	 8,164,922
	\$ 24,929,839

**Note 10 – Subsequent Event**

The United States and the State of Ohio declared states of emergency in March 2020 due to the COVID-19 pandemic. The financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of the Corporation. The impact on the Corporation’s future operating costs, revenues, and any recovery from emergency funding, either federal or state, cannot be estimated.

# OHIO AUDITOR OF STATE KEITH FABER



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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

Montgomery County Land Reutilization Corporation  
Montgomery County  
130 West Second Street, Suite 1425  
Dayton, Ohio 45402

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 Montgomery County Land Reutilization Corporation, Montgomery County, (the Corporation), a component unit of Montgomery County, 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 3, 2020, wherein we noted the financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of 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. Given these limitations, we did not identify any deficiencies in internal control that we consider material weaknesses. However, unidentified material weaknesses may exist.

***Compliance and Other Matters***

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

***Purpose of this Report***

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



Keith Faber  
Auditor of State  
Columbus, Ohio

June 3, 2020

# OHIO AUDITOR OF STATE KEITH FABER



**MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION**

**MONTGOMERY 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  
JULY 2, 2020**