

**LAKE COUNTY LAND  
REUTILIZATION CORPORATION  
PAINESVILLE, OHIO**

**FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**LAKE COUNTY LAND REUTILIZATION CORPORATION  
FINANCIAL STATEMENTS**

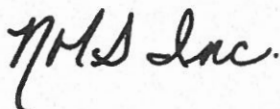
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## INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

To the Board of Directors of  
Lake County Land Reutilization Corporation  
Painesville, Ohio

Management is responsible for the accompanying financial statements of governmental activities and the General Fund of the Lake County Land Reutilization Corporation (a non-profit corporation), which comprise the Corporation's basic financial statements as listed in the table of contents as of December 31, 2018, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the representation of management. The information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary information.



Mentor, Ohio  
March 11, 2019

**LAKE COUNTY LAND REUTILIZATION CORPORATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2018  
(UNAUDITED)**

The following Management's Discussion and Analysis (MD&A) of the Lake County Land Reutilization Corporation's (the Corporation) financial performance provides an introduction to the financial statements for the year ended December 31, 2018. The information contained in this MD&A should be considered in conjunction with the information contained in the Corporation's financial statements.

**Financial Highlights**

- At December 31, 2018, the Statement of Net Position assets of the Corporation exceeded the liabilities by \$ 8,474,057.
- Total net position for 2018 increased by \$ 1,167,764, which was lower than the increase of \$ 2,047,668 in 2017.
- The Corporation's total revenues on the Statement of Activities amounted to \$ 2,946,642 in 2018, of which \$ 2,944,724 or 99.93% were program revenues and \$ 1,918 or 0.07% were general revenues.
- The Corporation had \$ 1,778,878 in total expenses in 2018 compared to \$ 1,392,933 in 2017.

**Using this Annual Financial Report**

The annual report consists of financial statements and notes to those statements. These statements are organized so the reader can understand the Corporation as a financial whole.

The Statement of Net Position and Statement of Activities (referred collectively as the government-wide statements) provide information about the activities of the entire Corporation and present a longer-term view of the Corporation's finances. The Corporation has no long-term assets or liabilities.

**Reporting the Corporation as a Whole**

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

These government-wide statements answer the question "How did the Corporation as a whole do financially during 2018?" They are prepared on the accrual basis of accounting, including all assets and liabilities, much the same way as for a private enterprise. This basis of accounting takes 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 the changes in the net position. This change in net position is important as it tells the reader that, 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, nonfinancial information such as the condition of the Corporation's needs will also need to be evaluated.

*The Statement of Net Position.* This statement (page 7) reports all assets and liabilities of the Corporation as of December 31, 2018. The difference between total assets and total liabilities is reported as net position. Increases in net position generally indicate an improvement in financial positions while decreases may indicate a deterioration of financial position.

See independent accountants' compilation report.

**LAKE COUNTY LAND REUTILIZATION CORPORATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2018  
(UNAUDITED)**

*The Statement of Activities.* This statement (page 8) serves the purpose of the traditional income statement. It provides consolidated reporting of the results of all activities of the Corporation for the year ended December 31, 2018. Changes in net position are recorded in the period in which the underlying event takes place, which may differ from the period in which cash is received or disbursed. The Statement of Activities displays the expenses of the Corporation's various programs net of related revenues, as well as the separate presentation of revenues available for general purposes.

In the Statement of Net Position and the Statement of Activities, the Corporation has one kind of activity:

*Government Activities.* All of the Corporation's programs are reported here. These programs will be funded primarily by penalties and interest on delinquent property taxes collected and intergovernmental revenue which can include federal grants, sales by properties and donations.

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

***Fund Financial Statements***

These statements provide financial position and results of the Corporation's major funds. The Corporation's only major governmental fund is the General Fund. A fund is an accounting entity created to account for a specific activity or purpose. The creation of some funds is mandated by law and others are created by management to demonstrate financial compliance with budgetary or legal requirements. Funds are classified into three broad categories: governmental funds, proprietary funds, and fiduciary funds. The Corporation has only governmental funds.

*Governmental Funds.* Governmental funds are used to account for "Government Type" activities. However, unlike the government-wide financial statements, governmental fund statements use a "flow of financial resources" measurement focus. The governmental fund statements provide a detailed short-term view of the Corporation's general operations and the basic services it provides. Increases in spendable resources are reported in the operating statements as "revenues" or "other financing sources." Decreases in spendable resources are reported "expenditures" or "other financing uses." State and federal grants have financed most of those activities to date.

The Basic Governmental Fund Financial Statements can be found on pages 7 through 12 of this report.

**Other Information**

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

The notes provide additional and explanatory data. They are an integral part of the basic financial statements. Notes to the Basic Financial Statements can be found starting on page 13 of this report. As of December 31, 2018, the Corporation had no debt. See notes to the basic financial statements for additional information on debt.

**The Corporation as a Whole**

Recall the Statement of Net Position looks at the Corporation as a whole. Table 1 provides a summary of the Corporation's net position for 2018 and 2017.

See independent accountants' compilation report.

**LAKE COUNTY LAND REUTILIZATION CORPORATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2018  
(UNAUDITED)**

**Table 1  
Net Position**

	<u>2018</u>	<u>2017</u>
<b>Assets:</b>		
Cash and cash equivalents	\$ 1,750,790	\$ 1,841,299
Lien receivable	461,563	492,336
Accounts receivable	36,110	36,110
Assets held for resale	6,221,598	4,931,509
Depreciable capital assets, net	5,403	7,677
Total assets	<u>8,475,464</u>	<u>7,308,931</u>
<b>Liabilities:</b>		
Accrued wages	1,407	1,738
Mortgage	-	900
Total liabilities	<u>1,407</u>	<u>2,638</u>
<b>Net Position:</b>		
Net investment in capital assets	6,227,001	4,939,186
Unrestricted	<u>2,247,056</u>	<u>2,367,107</u>
Total net position	<u>\$ 8,474,057</u>	<u>\$ 7,306,293</u>

2018 was the sixth full year of operations for the Corporation. During 2018, the Corporation's overall financial position increased by \$ 1,167,764. Cash and cash equivalents increased due to receiving more penalties and interests on delinquent property taxes and grant dollars. The biggest factor in the overall increase in financial position was the acquisition of assets held for resale and the decrease of lien receivable.

The following represents the Corporation's summary of changes in net position:

**Table 2  
Changes in Net Position**

	<u>2018</u>	<u>2017</u>
<b>Program Revenues:</b>		
Capital grants & contributions	\$ 2,944,724	\$ 3,416,704
Operating grants & contributions	-	22,261
<b>General Revenues:</b>		
Interest	1,918	1,636
Total revenues	<u>2,946,642</u>	<u>3,440,601</u>
<b>Program Expenses:</b>		
Professional and contract services	1,724,879	1,340,101
Program Administration	53,999	52,832
Total program expenses	<u>1,778,878</u>	<u>1,392,933</u>
Increase in net position	1,167,764	2,047,668
Net position, beginning of year	<u>7,306,293</u>	<u>5,258,625</u>
Net position, end of year	<u>\$ 8,474,057</u>	<u>\$ 7,306,293</u>

See independent accountants' compilation report.

**LAKE COUNTY LAND REUTILIZATION CORPORATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
FOR THE YEAR ENDED DECEMBER 31, 2018  
(UNAUDITED)**

The Corporation's revenues were \$ 2,946,642 and its expenses were \$ 1,778,878 for 2018. The revenue sources are from the County Treasurer authorized by the Lake County Board of Commissioners from a percentage of penalties and interests on delinquent property taxes collected as well as sales of properties and donations.

A comparative analysis of the Corporation's financial position and change in net position is as follows:

- Total Revenues decreased \$ 493,959 from 2017 due mainly to a reduction of forfeited property received.
- Total Expenses increased \$ 385,945 from 2017, mainly due to increased renovation and demolition expenses in 2018.

**Capital Assets**

The Corporation's investment in capital assets as of December 31, 2018, amounted to \$ 5,403 (net of accumulated depreciation). This investment in capital assets consist of computer and office equipment.

**Table 3  
Capital Assets  
(Net of Depreciation)**

	<u>2018</u>	<u>2017</u>
Computer equipment	\$ 5,639	\$ 5,639
Furniture & fixtures	1,318	1,318
Office equipment	10,457	10,457
Accumulated depreciation	<u>(12,011)</u>	<u>(9,737)</u>
Total capital assets, net of depreciation	<u>\$ 5,403</u>	<u>\$ 7,677</u>

**Request for Information**

This financial report is designed to provide a general overview of the Lake County Land Reutilization Corporation finances for all those with an interest in the Corporation's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Board of Directors, Lake County Land Reutilization Corporation, 105 Main Street, Painesville, OH 44077.

See independent accountants' compilation report.

**LAKE COUNTY LAND REUTILIZATION CORPORATION**  
**STATEMENT OF NET POSITION**  
**(SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT)**  
**DECEMBER 31, 2018**

	Governmental Activities
<b>Assets</b>	
Cash and Cash Equivalents	\$ 1,750,790
Lien Receivable	461,563
Accounts Receivable	36,110
Assets Held for Resale	6,221,598
Depreciable Capital Assets, Net	<u>5,403</u>
Total Assets	<u>8,475,464</u>
<b>Liabilities</b>	
Accrued Wages	1,407
Long-Term Liabilities:	
Due Within One Year	<u>-</u>
Total Liabilities	<u>1,407</u>
<b>Net Position</b>	
Net Investment in Capital Assets	6,227,001
Unrestricted	<u>2,247,056</u>
Total Net Position	<u><u>\$ 8,474,057</u></u>

See accompanying notes to the basic financial statements



**LAKE COUNTY LAND REUTILIZATION CORPORATION**  
**STATEMENT OF ACTIVITIES**  
**(SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT)**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**

		Program Revenues		Net Revenue & Changes in Net Position
	Expenses	Operating Grants & Contributions	Capital Grants & Contributions	Governmental Activities
<b>Governmental Activities:</b>				
Professional and Contract Services	\$ 1,724,879	\$ -	\$ 2,944,724	\$ 1,219,845
Program Administration	53,999	-	-	(53,999)
Total Governmental Activities	<u>\$ 1,778,878</u>	<u>\$ -</u>	<u>\$ 2,944,724</u>	<u>1,165,846</u>
 <b>General Revenues:</b>				
Interest				<u>1,918</u>
Total General Revenues				<u>1,918</u>
Change in Net Position				1,167,764
<b>Net Position Beginning of Year</b>				<u>7,306,293</u>
<b>Net Position End of Year</b>				<u><u>\$ 8,474,057</u></u>

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION**  
**BALANCE SHEET**  
**GOVERNMENTAL FUND**  
**(SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT)**  
**DECEMBER 31, 2018**

	General Fund
<b>Assets</b>	
Equity in Pooled Cash and Cash Equivalents	\$ 1,750,790
Lien Receivable	461,563
Accounts Receivable	36,110
Assets Held for Resale	<u>6,221,598</u>
Total Assets	<u><u>\$ 8,470,061</u></u>
<b>Liabilities and Fund Balance</b>	
<b>Liabilities</b>	
Accrued Wages	<u>\$ 1,407</u>
Total Liabilities	<u>1,407</u>
<b>Fund Balance</b>	
Nonspendable	6,221,598
Unassigned	<u>2,247,056</u>
Total Fund Balance	<u>8,468,654</u>
Total Liabilities and Fund Balance	<u><u>\$ 8,470,061</u></u>

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO  
NET POSITION OF GOVERNMENTAL ACTIVITIES  
(SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT)  
DECEMBER 31, 2018**

<b>Total Governmental Fund Balances</b>	<b>\$ 8,468,654</b>
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Amounts reported for governmental activities in the  
statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	5,403
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Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	-
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Net Position of Governmental Activities	<u><u>\$ 8,474,057</u></u>
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See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE - GOVERNMENTAL FUND**  
**(SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT)**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**

	<u>General Fund</u>
<b>Revenues:</b>	
Intergovernmental	\$ 2,944,724
Operating Grants	-
Interest	<u>1,918</u>
Total Revenues	<u>2,946,642</u>
 <b>Expenditures:</b>	
Professional and Contract Services	1,723,505
Program Administration	<u>53,999</u>
Total Expenditures	<u>1,777,504</u>
Net Change in Fund Balances	1,169,138
 <b>Fund Balance Beginning of Year</b>	<u>7,299,516</u>
 <b>Fund Balance End of Year</b>	<u><u>\$ 8,468,654</u></u>

See accompanying notes to the basic financial statements

**LAKE COUNTY LAND REUTILIZATION CORPORATION**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE OF GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES**  
**(SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT)**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**

**Net Change in Fund Balance - Total Governmental Fund** **\$ 1,169,138**

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

Governmental funds report 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  
in the current period.

Capital Asset Additions	-	
Current Year Depreciation	(2,274)	
	(2,274)	(2,274)

Repayment of principal is an expenditure in the governmental funds,  
but the repayment reduces long-term liabilities in the statement  
of net position.

	900	
Change in Net Position of governmental Activities	\$ 1,167,764	

See accompanying notes to the basic financial statements

## **LAKE COUNTY LAND REUTILIZATION CORPORATION NOTES TO FINANCIAL STATEMENTS**

### **ORGANIZATION**

Lake County Land Reutilization Corporation located in Painesville, Ohio efficiently holds and manages vacant, abandoned or tax-foreclosed real property pending its reclamation, rehabilitation and reutilization. The Corporation also assists governmental entities and other non-profit and/or for-profit entities to assemble and clear the title of the previously described property.

The Corporation's governing body is a nine member Board of Directors, consisting of two County Commissioners, the County Treasurer, a representative from the City of Mentor, the largest city within the County and a township representative selected by the Lake County Township Association. The four remaining members were unanimously selected by the County Treasurer and the two County Commissioners. The Corporation is classified as a related organization of Lake County for reporting purposes, in accordance with Governmental Accounting Standards Board (GASB) Statement No. 14 as amended by GASB Statement No. 39.

### **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

This summary of significant accounting policies is presented to assist the reader in understanding and evaluating the financial statements of Lake County Land Reutilization Corporation.

#### ***Basis of Presentation***

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

#### **Government-Wide Financial Statements**

The statement of net position and the statement of activities display information about the Corporation as a whole. These statements include the financial activities of the primary government, except for fiduciary funds. These statements usually distinguish between those activities of the Corporation that are governmental and those that are considered business-type. The Corporation, however, does not have business-type activities.

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

See independent accountants' compilation report.

**LAKE COUNTY LAND REUTILIZATION CORPORATION  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Fund Financial Statements

During the year, the Corporation segregates transactions related to certain Corporation functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the Corporation at this more detailed level. The Corporation's general fund is its only governmental fund.

***Fund Accounting***

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

Governmental Funds

Governmental funds focus on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be repaid. The difference between governmental fund assets and deferred outflows of resources and liabilities and deferred inflows of resources is reported as fund balance. The following is the Corporation's only governmental fund:

***General Fund*** The general fund accounts for all financial resources that are received from the County Fiscal Officer from penalties and interests on delinquent taxes, governmental grants and revenues, sales of assets and donations. 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.

See independent accountants' compilation report.

**LAKE COUNTY LAND REUTILIZATION CORPORATION  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

***Measurement Focus***

Government-Wide Financial Statements

The government-wide financial statements are prepared using a flow of economic resources measurement focus. All assets and deferred outflows of resources and all liabilities and deferred inflows of resources associated with the operation of the Corporation are included on the statement of net position. The statement of activities presents increases (i.e. revenues) and decreases (i.e. expenses) in total net position.

Fund Financial Statements

The general fund is accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and deferred outflows of resources and current liabilities and deferred inflows of resources generally are included on the balance sheet. The statement of revenues, expenditures and 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.

***Basis of Accounting***

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. The general fund uses the modified accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, in the recording of deferred inflows/outflows of resources, and in the presentation of expenses versus expenditures.

See independent accountants' compilation report.



**LAKE COUNTY LAND REUTILIZATION CORPORATION  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

**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, interest and grants revenue sources are considered to be both measurable and available at year-end.

Deferred Outflows/Inflows of Resources

In addition to assets, the statements of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources, represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then.

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

Expenses/Expenditures

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

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

See independent accountants' compilation report.

**LAKE COUNTY LAND REUTILIZATION CORPORATION  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

***Cash and Cash Equivalents***

For purposes of the statements of cash flows, the Corporation considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents.

***Assets Held for Disposition***

Assets held for disposition represent properties obtained as a result of forfeiture, purchased by or donated to the Corporation. These properties are valued based upon the County Auditor's Evaluation, the purchase price plus any costs of maintenance, rehabilitation, or demolition of homes on the properties. The Corporation holds the properties until the property is either sold for ownership, sold for rehabilitation purposes, donated, or the structure on the property is demolished prior to disposition. Some properties on which a commercial or residential structure was demolished have been transferred to the Corporation. These parcels may also be donated, sold or transferred to governmental, non-profit and/or for profit entities. Furthermore, assets held for disposition may be inventoried and/or aggregated with contiguous parcels for future uses including, but not limited to, community improvements, residential and/or commercial development, and green space.

***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 not reported in the financial statements of the general fund.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets are recorded at their fair market values as of the date received.

***Uncertainty in Income Taxes***

The Corporation has adopted FASB ASC 740-10-25, *Accounting for Uncertainty in Income Taxes*. The Corporation will record a liability for uncertain tax positions when it is more likely than not that a tax position would not be sustained if examined by the taxing authority. The Corporation continually evaluates expiring statutes of limitations, audits, proposed settlements, changes in tax law and new authoritative rulings. The Corporation's evaluation on December 31, 2018 reveals no uncertain tax positions that would have a material impact on the financial statements.

See independent accountants' compilation report.

**LAKE COUNTY LAND REUTILIZATION CORPORATION  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

***Fund Balance***

Fund balance is divided into five classifications based primarily on the extent to which the Corporation is bound to observe constraints imposed upon the use of the resources in the governmental funds. The classifications are as follows:

***Nonspendable*** The nonspendable fund balance category includes amounts that cannot be spent because they are not in spendable form, or legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash. It also includes the long-term amount of interfund loans, loans receivable, as well as property acquired for resale, unless the use of the proceeds from the collection of those receivables or from the sale of those properties is restricted, committed, or assigned.

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

***Committed*** The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action (resolution) of the Board. Those committed amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (resolution) it employed to previously commit those amounts. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

***Assigned*** Amounts in the assigned fund balance classification are intended to be used by the Corporation for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the general fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the general fund, assigned amounts represent intended uses established by the Board or a Corporation official delegated that authority, or by State Statute.

***Unassigned*** Unassigned fund balance is the residual classification for the general fund and includes all spendable amounts not contained in the other classifications. The Corporation applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

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.

See independent accountants' compilation report.

**LAKE COUNTY LAND REUTILIZATION CORPORATION  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

**SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

***Net Position***

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

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

***Intergovernmental Revenue***

The Corporation historically has received a portion of its operating income through Lake County. This money represents five percent of the total delinquent taxes, penalties and interest collected by the County when received. The five percent is then distributed to the Corporation, upon the Corporation's request.

***Estimates***

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

***Summary***

Cash balances in banks as of December 31, 2018 was \$ 1,774,368. Federal depository insurance covers \$ 250,000 per institution and covered \$ 250,000 at December 31, 2018 at depositor institution. The uninsured balance as of December 31, 2018 was \$ 1,524,368.

The Corporation is exempt from taxation under Section 501(c)(3) of the Internal Revenue Code and accordingly, no provision for income taxes has been recorded in the accompanying financial statements.

Advertising costs are expensed when incurred. Advertising expense was \$ 2,253 in 2018.

The costs of various program services have been summarized on a functional basis. Accordingly, certain costs have been allocated among the program services benefited.

See independent accountants' compilation report.

**LAKE COUNTY LAND REUTILIZATION CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

**CHANGES IN ACCOUNTING PRINCIPLES**

The Corporation has implemented Governmental Accounting Standard Board (GASB) Statement No. 61, "The Financial Reporting Entity: Omnibus, an amendment of GASB 14 and 34."

GASB Statement No. 61 modifies existing requirements for the assessment of potential component units in determining what should be included in the financial reporting entity, and financial reporting entity display and disclosure requirements. These changes were incorporated in the Corporation's 2017 financial statements; however, there was no effect on beginning net position/fund balance.

**CAPITAL ASSETS**

A summary of changes in capital assets during 2018 follows:

	12/31/17	Additions	Deletions	12/31/18
Computer Equipment	\$ 5,639	\$ 0	\$ 0	\$ 5,639
Furniture & fixtures	1,318	0	0	1,318
Office Equipment	10,457	0	0	10,457
Less: Accumulated Depreciation	(9,737)	(2,274)	0	(12,011)
Governmental Activities Capital Assets, Net	<u>\$ 7,677</u>	<u>\$ (2,274)</u>	<u>\$ 0</u>	<u>\$ 5,403</u>

Depreciation of equipment is provided by using the straight-line method over the following estimated useful lives of the assets:

Machinery and equipment	3 – 10 years
Office equipment	5 – 7 years
Computers and software	5 – 10 years

Total depreciation of \$ 2,274 was expensed as of December 31, 2018.

**LEASED FACILITIES**

Effective November 1, 2015, the Corporation entered into a new operating lease, which continues until 60 days after either party gives the other written notice of its intent to terminate the agreement. Monthly rent is \$ 450.

See independent accountants' compilation report.

**LAKE COUNTY LAND REUTILIZATION CORPORATION  
NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

**DEBT**

At March 10, 2015, Lake County Land Reutilization Corporation entered into a loan agreement with Cuyahoga HHF Acquisitions, LLC. The Corporation can borrow \$ 100 per request from the lender and the loan and related fees will be due and payable on the first to occur of (a) maturity date of the Project Loan, (b) the reimbursement of the Corporation's demolition and related expenses, (c) the transfer of the Premises securing the Project Loan by the Corporation to a third party, or (d) the occurrence and continuation of an Event of Default. As of December 31, 2018, the Corporation had \$ -0- due.

**RISK MANAGEMENT**

The Corporation is exposed to various risks of loss related to torts, theft of, damage to, and construction of assets, injury and natural disasters. As of December 31, 2018, the Corporation did have adequate insurance coverage for those risks.

**SUBSEQUENT EVENTS**

Management has evaluated subsequent events through March 11, 2019, which is the date the financial statements were available to be issued. No significant matters were identified for disclosure during this evaluation.

See independent accountants' compilation report.

**SUPPLEMENTAL INFORMATION**  
**LAKE COUNTY LAND REUTILIZATION CORPORATION**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - BUDGET (NON-GAAP BASIS)**  
**AND ACTUAL GENERAL FUND**  
**(SEE INDEPENDENT ACCOUNTANTS' COMPILATION REPORT)**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**

	Budget	Actual	Variance with Budget Positive (Negative)
<b>Revenues</b>			
Intergovernmental	\$ 1,791,000	\$ 1,685,077	\$ (105,923)
Grants	20,000	-	(20,000)
Interest	1,800	1,918	118
Total Revenues	<u>1,812,800</u>	<u>1,686,995</u>	<u>(125,805)</u>
<b>Expenditures</b>			
Professional and Contract Services	2,722,101	1,723,505	998,596
Program Administration	53,969	53,999	(30)
Total Expenditures	<u>2,776,070</u>	<u>1,777,504</u>	<u>998,566</u>
Net Change in Fund Balance	(963,270)	(90,509)	872,761
Fund Balance Beginning of Year	1,841,299	1,841,299	-
Fund Balance End of Year	<u>\$ 878,029</u>	<u>\$ 1,750,790</u>	<u>\$ 872,761</u>

See accompanying notes to the supplemental information



**LAKE COUNTY LAND REUTILIZATION CORPORATION  
NOTES TO SUPPLEMENTAL INFORMATION**

**BUDGETARY BASIS OF ACCOUNTING**

***Budgetary Process***

The budgetary process that is followed by the Land Reutilization Corporation is for control purposes and is set forth in its Code of Regulations. At least Ten (10) days prior to the first regularly scheduled quarterly meeting in the Corporation's fiscal year, the Executive Director shall provide to the Board of Directors the annual budget for the fiscal year. The Board of Directors shall at the first regularly scheduled meeting or at another meeting called for the purpose, adopt the annual budget which shall govern the expenditures of the Corporation during the last three quarters of the fiscal year and first quarter of the following year to which such budget applies. On and after its commencement, the annual budget as adopted may be amended or supplemented by the Board of Directors as circumstances warrant. No binding monetary obligation of the Corporation shall be entered into unless there exists at the time in the applicable budget line item an unencumbered balance in an amount no less than lesser of (a) the amount of the monetary obligation to be incurred without either the amendment or supplement of such budget and line item by the Board of Directors and (b) the amount of the monetary obligation that will be due and payable in the fiscal year in which the monetary obligation is incurred. Nothing in this budgetary process shall be construed as prohibiting the Executive Director from approving the transfer of an unencumbered balance from any line item, account, or fund to a line item, account, or fund with respect to which an insufficient unencumbered balance exists when it is in the best interests of the Corporation to enter into the binding monetary obligation. In the event that due to unforeseen circumstances the annual budget has not been adopted and is not ready for adoption by the last day of the fiscal year immediately preceding the year of which such budget is to be effective, the Board of Directors may adopt a temporary budget governing fiscal matters for the next three months of the new fiscal year.

***Budgetary Basis of Accounting***

While the Land Reutilization Corporation is reporting financial position, results of operations and changes in fund balance on the basis of generally accepted accounting principles (GAAP), the budgetary basis is based upon accounting for certain transactions on a basis of cash receipts and disbursements. The Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget (Non-GAAP Basis) and Actual presented for the general fund is presented on the budgetary basis to provide a meaningful comparison of actual results with the budget. The major differences between the budget basis and GAAP basis are:

1. Revenues are recorded when received in cash (budget basis) as opposed to when susceptible to accrual (GAAP basis).
2. Expenditures are recorded when paid in cash (budget basis) as opposed to when the liability is incurred (GAAP basis).

The following table summarizes the adjustments necessary to reconcile the GAAP basis statement to the budgetary basis statement for the general fund.

Net change in fund balance	
For the Year Ended December 31, 2018	
GAAP Basis	\$ 1,169,138
Net Adjustment for Revenue Accruals	(1,259,647)
Net Adjustment for Expenditure Accruals	-
Budget Basis	<u>\$ (90,509)</u>

See independent accountants' compilation report.