

**SANTEE-LYNCHES REGIONAL
DEVELOPMENT CORPORATION**

FINANCIAL REPORT

JUNE 30, 2019

SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION

FOR THE YEAR ENDED JUNE 30, 2019

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INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors
Santee-Lynches Regional Development Corporation
Sumter, South Carolina**

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the **Santee-Lynches Regional Development Corporation** (the "Corporation") as of and for the year ended June 30, 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 the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Corporation as of June 30, 2019, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 3 through 5 be present to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is considered to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Santee-Lynches Regional Development Corporation's basic financial statements. The other supplementary information, as listed in the table contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The other supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Mauldin & Jenkins, LLC

Columbia, South Carolina
January 23, 2020

**SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION
MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED)**

This discussion and analysis of the financial performance of Santee-Lynches Regional Development Corporation (“the Corporation”) provides an overview of the Corporation’s financial activities for the fiscal year ended June 30, 2019. The MD&A should be read in conjunction with the accompanying basic financial statements and the accompanying notes to those financial statements.

Overview of the Financial Statements

Under the GASB 34 reporting requirements, there are two basic sets of financial statements in this report:

- ❖ the *government-wide statements* include the Statement of Net Position and the Statement of Activities found on pages 7 and 8 of the report, and
- ❖ the *governmental fund statements* include a Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balances found on pages 9 and 10 of the report.

Government-wide Financial Statements

The Government-wide statements report information about the Corporation as a whole and are designed to provide the reader with a broad overview of the Corporation’s finances in a manner similar to a private sector business.

The *Statement of Net Position* presents a snapshot view of all the assets the Corporation owns, the liabilities it owes, and the net difference. That net difference, called Net Position, is separated into three amounts: invested in capital assets, restricted, and unrestricted. Over time, increases or decreases in Net Position may serve as a useful indicator of whether the financial position of the Corporation as a whole is improving or deteriorating.

The *Statement of Activities* presents an overview of the Corporation’s expenses and revenues in a summarized format that assists the reader in determining the extent to which programs are self-supporting and/or subsidized by general revenues. The two general functions that are identified in this statement are:

- ❖ General government – comprised of administrative costs, and
- ❖ Economic development – comprised of the remaining programs and services of the Corporation.

Both government-wide financial statements reflect *governmental activities*. These are functions or activities of the Corporation that are primarily supported by grants and contracts with federal, state and local governments or agencies.

Governmental Fund Statements

Governmental Funds:

Currently there are two governmental funds – the Neighborhood Initiative Program and the General Fund (unrestricted residuals from other funds or operations) – which are presented in their own columns.

The most significant difference between the two sets of statements, the Government-wide Financial Statements and the Governmental Fund Statements, is that the Governmental Funds Statements are more closely related to the cash inflows and outflows of the Corporation. A Reconciliation of the Governmental Fund Balances to the Statement of Net Position for the Government-wide activities is provided on page 9 of the financial statements.

**SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**

The financial statements also include a Statement of Fiduciary Assets and Liabilities, followed by notes to the financial statements that provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. Other supplemental information, found on page 23 of the report, includes a Statement of Cash Flows regarding fiduciary funds administered by the Corporation.

Condensed Financial Information

Statement of Net Position	June 30, 2019	June 30, 2018
Current Assets	\$ 303,240	\$ 672,507
Non-current Assets	2,789,773	2,789,773
Total Assets	3,093,013	3,462,280
Current Liabilities	1,181,590	1,350,443
Non-current Liabilities	938,903	1,805,333
Total Liabilities	2,120,493	3,155,776
Net Position	972,520	306,504
Total Liabilities and Net Position	<u>\$ 3,093,013</u>	<u>\$ 3,462,280</u>
Statement of Activities	June 30, 2019	June 30, 2018
Operating Grants and Contributions	\$ 100,864	\$ 63,802
Debt Forgiveness	821,610	247,249
Total Revenues	922,474	311,051
General Administration	2,599	2,188
Economic Development	253,859	200,857
Total Expenses	256,458	203,045
Change in Net Position	666,016	108,006
Net Position, beginning of the year	306,504	198,498
Net Position, end of the year	<u>\$ 972,520</u>	<u>\$ 306,504</u>

Financial Analysis

Current Assets of the Corporation consist of cash and accounts receivable; the Corporation had a decrease of 55% in current assets. This was due to the fact that the Neighborhood Initiative Program ("NIP") was in the "maintenance" phase of the program; the majority of grant funds for the program had been received in prior years, and in the current year the Corporation was primarily expending funds on the maintenance of the properties that had been acquired through the program. In addition, \$184,765 in

**SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**

funds that had been provided by the City of Sumter for up-front operating capital for NIP was paid back to the City and almost \$60,000 was paid to Santee-Lynches Regional Council of Governments for administrative costs incurred over several years for the NIP.

Non-Current Assets, which had no change from the prior year, consist of the value of land purchased and improved through the NIP.

Current Liabilities of the Corporation consist primarily of accounts payable, amounts due to local government entities involved in the NIP that provided up-front operating capital, and the current portion of long-term debt on NIP properties. Total current liabilities decreased by 12.5%, primarily due to the return of funds to the City of Sumter, as previously mentioned. Non-current Liabilities consist of the non-current portion of long-term debt on NIP properties, which decreased by 48%. Total long-term debt on NIP properties was \$2,005,224, which was a decrease of over 29% (or \$821,610) from the prior year. Total liabilities decreased by almost 33%.

The Corporation's net position increased in 2019 by \$666,016 to \$972,520. This was an increase in the net position of over 200% and was primarily due to the forgiveness of a portion of the long-term debt on NIP properties per the terms of the program (see Note 4 of the Notes to Financial Statements).

Both revenues and expenses increased in 2019 over the prior year primarily due to the transition of the NIP. The Corporation was able to recognize debt forgiveness revenue on 126 out of 134 of the NIP properties as they reached an anniversary date in the three-year lien period, compared with only 37 properties in the prior year. In addition, the Corporation recognized revenue from its partner entities – City of Sumter and City of Camden – to cover the costs that were not approved through the NIP, such as up-front costs on properties not accepted into the program and necessary partner-approved budget overages. The increase in expenses for the Corporation was in administrative fees from Santee-Lynches Regional Council of Governments for the management of the NIP grants.

Financial Highlights by Fund

1. The Neighborhood Initiative Program fund had cash of \$269,841 at year end. This included the remaining amount due to a partner entity – the City of Camden – for funds provided to the Corporation to facilitate closings on properties and property improvement through the NIP. The Net Position of this fund decreased by \$152,995 to \$176,348 for reasons previously discussed.
2. The General fund consists of accumulated cash of \$12,163 from operating loan programs in previous years. There are no residual/carry-over restrictions from these previous loan programs on the use of these funds. The Net Position of this fund declined by \$2,599 to \$11,623 for this reporting period. Currently, no new income is being generated by this fund; therefore, the net position/assets continue to decline as necessary expenses are incurred and paid by the fund. This fund has no outstanding debt.

Currently Known Facts

Liabilities will continue to decrease as the loans payable to SCHC are forgiven. In addition, as liens expire on NIP properties, those properties become eligible to sell, transfer, and/or redevelop.

**SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**

Other than the circumstances/conditions mentioned above, management is not currently aware of any other significant fact, decision, or condition that may have a significant effect on the future financial position or future operations of the Corporation.

Requests for Information

This financial report is intended to provide an overview of the finances of the Corporation for those with an interest in this organization. Questions concerning any information within this report may be directed to the Finance Department Chief of Santee-Lynches Regional Council of Governments.

SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION
STATEMENT OF NET POSITION
YEAR ENDED JUNE 30, 2019

	<u>Governmental Activities</u>
ASSETS	
Current Assets	
Cash and cash equivalents	\$ 282,004
Accounts receivable	21,236
Total current assets	<u>303,240</u>
Noncurrent Assets	
Land for Neighborhood Initiative Program	2,789,773
Total noncurrent assets	<u>2,789,773</u>
Total assets	<u><u>3,093,013</u></u>
LIABILITIES	
Current Liabilities	
Accounts payable	29,760
Related party payable	71,861
Due to other governments	13,648
Current portion of long-term debt	1,066,321
Total current liabilities	<u>1,181,590</u>
Noncurrent Liabilities	
Noncurrent portion of long-term debt	938,903
Total liabilities	<u><u>2,120,493</u></u>
NET POSITION	
Unrestricted	<u><u>\$ 972,520</u></u>

See notes to the financial statements.

SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION
STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2019

	<u>Expenses</u>	<u>Program Revenue Operating Grants and Contributions</u>	<u>Net Expense Revenue and Changes to Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ 2,599	\$ -	\$ (2,599)
Economic development	253,859	100,864	(152,995)
Total governmental activities	<u>\$ 256,458</u>	<u>\$ 100,864</u>	<u>(155,594)</u>
General Revenues			
Debt forgiveness			<u>821,610</u>
Change in net position			666,016
Net position, beginning of the year			<u>306,504</u>
Net position, end of the year			<u>\$ 972,520</u>

See notes to the financial statements.

SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2019

	General Fund	Neighborhood Initiative Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	\$ 12,163	\$ 269,841	\$ 282,004
Accounts receivable	-	21,236	21,236
Total assets	<u>12,163</u>	<u>291,077</u>	<u>303,240</u>
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable	505	101,116	101,621
Due to other governments	35	13,613	13,648
Total liabilities	<u>540</u>	<u>114,729</u>	<u>115,269</u>
Fund Balances			
Unassigned	11,623	176,348	187,971
Total liabilities and fund balances	<u>\$ 12,163</u>	<u>\$ 291,077</u>	<u>\$ 303,240</u>

SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCES
TO THE STATEMENT OF NET POSITION
YEAR ENDED JUNE 30, 2019

Fund Balance of Governmental Funds	\$ 187,971
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Noncurrent assets, are not current financial resources and are not included in the governmental funds	2,789,773
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds	
Long-term notes payable	<u>(2,005,224)</u>
Net position of governmental activities	<u>\$ 972,520</u>

See notes to the financial statements.

SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2019

	General Fund	Neighborhood Initiative Program	Total Governmental Funds
Revenues			
Program revenue	\$ -	\$ 100,864	\$ 100,864
Total revenues	<u>-</u>	<u>100,864</u>	<u>100,864</u>
Expenditures			
Fees and other cost	268	75,977	76,245
Contractual services	2,328	177,021	179,349
Real estate tax	3	861	864
Total expenditures	<u>2,599</u>	<u>253,859</u>	<u>256,458</u>
Deficiency of revenues over (under) expenditures	<u>(2,599)</u>	<u>(152,995)</u>	<u>(155,594)</u>
Net change in fund balance	(2,599)	(152,995)	(155,594)
Fund balances at June 30, 2018	<u>14,222</u>	<u>329,343</u>	<u>343,565</u>
Fund balances at June 30, 2019	<u>\$ 11,623</u>	<u>\$ 176,348</u>	<u>\$ 187,971</u>

SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2019

Net Change in Fund Balances - Total Governmental Funds	\$ (155,594)
Debt forgiveness revenues are not recognized by the governmental funds but are recorded in the statement of activities	<u>821,610</u>
Change in net position of governmental activities	<u>\$ 666,016</u>

See notes to the financial statements.

SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION
STATEMENT OF FIDUCIARY ASSETS AND LIABILITIES - AGENCY FUNDS
YEAR ENDED JUNE 30, 2019

	<u>Agency Funds</u>
ASSETS	
Restricted cash	\$ 1,762,422
Accounts receivable	85
Restricted property	<u>509,170</u>
Total assets	<u><u>2,271,677</u></u>
LIABILITIES	
Accounts payable	6,448
Due to outside agencies	<u>2,265,229</u>
Total liabilities	<u><u>\$ 2,271,677</u></u>

See notes to the financial statements.

SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2019

NOTE 1. DESCRIPTION OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting and reporting policies of the Santee-Lynches Regional Development Corporation (the "Corporation") conform to accounting principles generally accepted in the United States of America as applicable to governments. The following is a summary of the more significant accounting policies:

Nature of Activities:

Santee-Lynches Regional Development Corporation is a civic and social welfare organization which was incorporated in the State of South Carolina on April 15, 1983. The Corporation is registered under the Internal Revenue Code (IRC) Section 501(c)(4) and the principal objective of the Corporation is to benefit the region by nurturing an increase in employment opportunities through the expansion of existing business and industry, the attraction of new business and industry and those activities directly related to tax growth. A secondary purpose of the Corporation shall be to promote and assist in the development of residential housing in the jurisdictions served by the Corporation.

Reporting Entity:

The financial reporting entity consists of the Santee-Lynches Regional Development Corporation and its fiduciary funds which are discussed below. Based on criteria for determining the reporting entity (separate legal entity and fiscal or financial dependency on other governments) the Corporation is considered to be an independent reporting entity and has no component units. The financial statements of other units of local government would not be misleading or incomplete without the inclusion of the Corporation's financial statements.

Fiduciary funds are used to account for assets held by the Corporation in a trustee capacity or as an agent for individuals, private organizations and other governmental units. The fiduciary funds are Pinewood Development and Sumter County Projects agency funds. The agency funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations.

Basis of Presentation:

The accounts of the Corporation are organized on the basis of governmental funds. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. DESCRIPTION OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-wide Statements:

The statement of net position and the statement of activities display information about the Corporation. These statements include the financial activities of the overall government, except for fiduciary activities. Governmental activities generally are financed through intergovernmental revenues, and other non-exchange transactions.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the Corporation's governmental activities. Direct expenses are those that are specifically associated with a program or function, and, therefore, are clearly identifiable to a particular function. Program revenues include grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not program revenues are presented as general revenues. The effect of inter-fund activity has been eliminated from the government-wide financial statements.

Fund Financial Statements:

The fund financial statements provide information about the Corporation's funds. Separate statements for each fund category – governmental and fiduciary – are presented. The emphasis of fund financial statements is on major governmental funds and aggregated non-major funds, each displayed in a separate column. The fiduciary funds are presented separately.

The Corporation reports the following major governmental funds:

General Fund:

The General Fund is the government's primary operating fund. It accounts for all financial resources of the Corporation, except those required to be accounted for in another fund.

The Neighborhood Initiative Program Fund (NIP):

The NIP fund is used to account for funding from the South Carolina Housing Corporation to stabilize property values through removal of blighted properties in strategically targeted areas in an effort to prevent future foreclosures for existing property owners.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. DESCRIPTION OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Financial Statements (Continued):

Agency Fund:

The Corporation reports the following fiduciary fund type:

The agency funds consist of the Pinewood Development and Sumter County Project Funds. The Corporation holds two pieces of land to be used for future economic development. The first piece was purchased through the Sumter County Projects Fund and is located at the corner of Guignard and Highway 15 South in Sumter, South Carolina. 73.48 acres of land was purchased for \$6,000 per acre with funds from the Sumter County Special Projects Fund. Subsequent to the original purchase date, the Corporation granted 16.8 acres of land for small business economic development. The Santee-Lynches Regional Council of Governments currently holds title to the property on behalf of the Corporation for tax exemption purposes. The Corporation retains control of the property on behalf of the Sumter County Projects Fund. In the event that the remaining land is sold or granted, the original purchase price of the land will be remitted to the Sumter County Special Projects Fund, with any excess to be remitted to the State.

The second piece was purchased by the Pinewood Development Authority with funds received from the State and is located in Rimini, South Carolina. The Corporation also performs as an agent over the Pinewood Development Authority's financial activities. The resources of the Pinewood Development Authority are held in a purely custodial capacity.

Measurement Focus and Basis of Accounting:

Government-wide and Fiduciary Fund Financial Statements:

The government-wide and fiduciary fund financial statements are reported using the economic resource measurement focus and the accrual basis, revenues are recognized when earned, and expenses are recorded when an obligation has been incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Corporation gives (or receives) value without directly receiving (or giving) equal value in exchange, include grants and donations. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. DESCRIPTION OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting (Continued):

Governmental Fund Financial Statements:

Governmental funds are reported using the current financial resources measurement focus and modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available to finance expenditures of the current period. Accordingly, revenues are recorded when received in cash, except that revenues subject to accrual are recognized when due, usually no longer than one year. The primary sources susceptible to accrual are investment income and grant revenue.

Expenditures are recorded when the related fund liability is incurred, except for claims and judgments and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Payments of general long-term debt and acquisitions under capital leases are reported as other financing uses. Funds received but not yet earned are reflected as deferred revenues.

Use of Resources:

When both restricted and unrestricted resources are available for use, it is the Corporation's policy to use restricted resources first, and then unrestricted resources as they are needed.

Cash and Cash Equivalents:

The Corporation maintains cash and pooled investments that are available for use by all funds. Cash includes cash on hand, demand deposits, and short-term investments with an original maturity of three months or less to be cash equivalents.

Accounts Receivable:

Accounts receivable consists of amounts due from the Federal government, state and local governments or private sources, in connection with reimbursement of allowable expenditures made pursuant to the Corporation's grants and contracts.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. DESCRIPTION OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets:

Capital assets, which include property and equipment, are reported in the government-wide financial statements. Capital assets are defined by the Corporation as assets with an initial, individual cost greater than or equal to \$500 and have an estimated useful life in excess of three years. Management has elected to include certain homogenous asset categories with individual assets less than \$500 as composite groups for financial reporting purposes. Donated capital assets are recorded at estimated fair market value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed. Currently, the Corporation does not have any capital assets.

Non-exchange Transactions:

The Corporation generally has two types of non-exchange transactions, government-mandated non-exchange transactions (which occur when a government at one level provides resources to a government at another level and requires the recipient to use the resources for a specific purpose) and voluntary non-exchange transactions (which result from legislative or contractual agreements other than exchanges, entered into willingly by the parties to the agreement). The Corporation recognizes non-exchange transactions when they are both measurable and probable for collection. For government-mandated non-exchange transactions and voluntary non-exchange transactions, the Corporation recognized assets when all applicable eligibility requirements are met, or resources are received, whichever is first, and revenue when all applicable eligibility requirements are met.

Net Position/Fund Balances:

The Corporation's net position in the government-wide financial statements are classified as follows:

Invested in Capital Assets:

This represents the Corporation's total investment in capital assets, net of accumulated depreciation.

Restricted:

This category represents resources in which the Corporation is legally or contractually obligated by external parties such as lenders, grantors, contributors or by laws or regulations to spend in accordance with the restrictions imposed.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. DESCRIPTION OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position/Fund Balances (Continued):

Unrestricted:

Unrestricted net position consist of all other assets not included in the above categories.

The Corporation's policy for applying expenses that can use both restricted and unrestricted resources is designated to the program administrative level. General practice is to first apply the expense to the restricted resource then to unrestricted resources.

In the governmental fund financial statements, the Corporation's fund balances are classified as follows:

Nonspendable Fund Balance:

Includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash, for example, inventories and prepaid amounts.

Restricted Fund Balance:

Represents amounts that are (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) are imposed by law through constitutional provisions or enabling legislation.

Committed Fund Balance:

Represents amounts that can only be used by for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority.

Assigned Fund Balance:

Amounts are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. DESCRIPTION OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position/Fund Balances (Continued):

Unassigned Fund Balance:

Represents the 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.

When expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used, the Corporation's general practice is to first reduce committed resources, followed by assigned resources, and then unassigned resources.

Income Taxes:

The Corporation has received a determination letter from the Internal Revenue Service (IRS) indicating it is a tax-exempt organization Section 501(c)(4) of the IRS code and is subject to federal income tax only on unrelated business income.

Use of Estimates:

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2. CASH AND CASH EQUIVALENTS

All cash and investments are stated at fair value. As of June 30, 2019, all of the Corporation's cash was held in demand deposit accounts covered by federal depository insurance or by collateral held by the Corporation's agent in the Corporation's name. The amounts shown in the government-wide and fund financial statements as cash and cash equivalents represent cash on hand and cash on deposit with local financial institutions.

At June 30, 2019, the carrying amount of the Corporation's deposits held by the various funds was as follows:

The deposits for the Corporation at June 30, 2019, totaled \$282,004 and all amounts were fully insured by the Federal Deposit Insurance Corporation (FDIC) at local financial institutions.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. CASH AND CASH EQUIVALENTS (CONTINUED)

A restricted cash balance of \$1,762,422 is held for Pinewood Development in a purely custodial capacity and is reported in the fiduciary fund statements. The deposits for the Pinewood Development Fiduciary Fund held by the Corporation at June 30, 2019, were insured as follows:

Amount insured by the FDIC	\$ 237,649
Amount collateralized by government agency securities	<u>1,524,773</u>
Total	<u>\$ 1,762,422</u>

Credit Risk:

The Corporation adheres to the State of South Carolina's investment policy, and invests in primarily Certificates of Deposit and U.S. government-backed obligations. There are no investments in commercial paper or corporate bonds and equities.

Interest Rate Risk:

In accordance with its investment policy, the Corporation manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio to less than twelve months.

Custodial Credit Risk:

Custodial credit risk for deposits is that, in the event of the failure of a depository financial institution, the Corporation will not be able to recover collateral securities that are in possession of an outside party. The Corporation's policies require that funds held by a bank or savings and loan association must secure deposits by insurance, collateral securities, or letters of credit to protect the Corporation against loss.

Foreign Currency Risk:

Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of an investment. The Corporation has no foreign currency investments and therefore, is not exposed to this risk.

Concentration of Credit Risk:

The Corporation's investment policy does not allow for an investment in any one issuer that is in excess of 5 percent (5%) when investments are needed.

NOTES TO FINANCIAL STATEMENTS

NOTE 3. NON-CURRENT ASSETS

Non-current asset activity for the year ended June 30, 2019, was as follows:

	Balance June 30, 2018	Additions	Deletions	Balance June 30, 2019
Land for Neighborhood Initiative	\$ 2,789,773	\$ -	\$ -	\$ 2,789,773

NOTE 4. LONG-TERM LIABILITIES

Long-term debt consists of mortgages and promissory notes payable to the South Carolina Housing Corporation ("SCHC") for the purchase and improvement of approved parcels of land in the cities of Sumter and Camden.

At June 30, 2019, certain properties had been closed and a mortgage security agreement and promissory note was issued for a principal sum up to \$35,000, together with interest from the date of the agreement at the rate of 1% per annum. Unless otherwise indicated, the outstanding balance shall only be due and payable upon the occurrence of any sale, transfer or conveyance of the property covered in the agreement or failure to comply with the terms of the mortgage.

Once a property has been fully revitalized and completed, SCHC issues a mortgage modification agreement which states the actual principal amount loaned to the Corporation and terms of the note which is amended to be effective as of the date of the agreement, bearing interest at the rate of 0% per annum, with no payments due as long as the property has not been sold or otherwise conveyed by the Borrower. The following properties were finalized, and the original mortgage was modified to include the actual amount drawn on the note as of June 30, 2019:

	Balance
35 properties in Camden, South Carolina	\$ 647,817
99 properties in Sumter, South Carolina	1,357,407
Total	\$ 2,005,224

Per the terms of the Neighborhood Initiative Program implementation manual, the Mortgage and Security note is 0% interest for an amount up to \$35,000, forgivable over a three (3) year term, that begins as described above, at 33.33% per year as long as program requirements are met. The outstanding balance of the loan will be due and payable upon sale, transfer, or unauthorized use of the property. At final inspection of the property, the note is modified to include the actual amount drawn on the note with all other terms remaining the same.

NOTES TO FINANCIAL STATEMENTS

NOTE 4. LONG-TERM LIABILITIES (CONTINUED)

For financial reporting purposes, the forgiveness of the loan is not recorded until after the modification agreement has been filed. At that time, loan forgiveness periods are determined based on the language in the modification agreement. At June 30, 2019, there were 134 properties with mortgage modification agreements issued totaling \$2,005,224.

The forgiveness of the loans will be recognized as revenue over a three-year period as follows:

	Balance
2020	\$ 1,066,321
2021	857,030
2022	81,873
Total	\$ 2,005,224

The following is a summary of the long-term debt activity for the year ended June 30, 2019:

Long-term debt at June 30, 2018	\$ 2,826,834
Forgiveness of debt	(821,610)
Long-term debt at June 30, 2019	\$ 2,005,224

NOTE 5. RELATED PARTY TRANSACTIONS

Santee-Lynches Regional Council of Governments. Santee-Lynches Regional Council of Governments (the "Council") was organized on August 6, 1970, under the laws of South Carolina to perform various functions and activities associated with the implementation and administration of the provisions and spirit of the Public Works and Economic Development Act of 1965, Public Law 89136, promulgated by the 89th Congress of the United States of America, and all subsequently enacted federal and state legislation related thereto.

The Council is comprised of Clarendon, Kershaw, Lee and Sumter Counties of South Carolina. The Council is governed by 29 representatives of the various counties and municipalities in the area. This Board is appointed and controls the operations and fiscal accountability of the Council. The Council is a separate reporting entity and is not a component unit of any other governmental activity.

The Council provides technical assistance to the various county and municipal governments who participate in the Council. The Council serves as an intermediary between the funding source and contract sub recipients on many projects. The Council provides contract services to the local governments for obtaining and administering grants.

The Corporation has contracted with the Council to provide staff and supplies as well as technical assistance to its programs. The amount the Corporation paid the Council for services was \$189,464 in 2019. The Corporation owed \$71,861 as of June 30, 2019, for services received.

SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION
SCHEDULE OF FIDUCIARY ASSETS AND LIABILITIES BY AGENCY FUNDS
YEAR ENDED JUNE 30, 2019

	Agency Funds		Total
	Pinewood Development	Sumter County Projects	
ASSETS			
Restricted cash	\$ 1,762,422	\$ -	\$ 1,762,422
Accounts receivable	85	-	85
Restricted property	169,080	340,090	509,170
Total assets	<u>1,931,587</u>	<u>340,090</u>	<u>2,271,677</u>
LIABILITIES			
Accounts payable	6,448	-	6,448
Due to outside agencies	1,925,139	340,090	2,265,229
Total liabilities	<u>\$ 1,931,587</u>	<u>\$ 340,090</u>	<u>\$ 2,271,677</u>

SANTEE-LYNCHES REGIONAL DEVELOPMENT CORPORATION
SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS - FIDUCIARY FUNDS
YEAR ENDED JUNE 30, 2019

	Pinewood Development Fund
CASH RECEIPTS	
Interest income	\$ 14,032
Property rental fees	775
Total cash receipts	<u>14,807</u>
CASH DISBURSEMENTS	
Contract services	(132,772)
Bank charges	(1,297)
Insurance	(291)
Taxes	(218)
Miscellaneous expenses	(214)
Total cash disbursements	<u>(134,792)</u>
Net change in cash	(119,985)
Cash balance at June 30, 2018	<u>1,882,407</u>
Cash balance at June 30, 2019	<u><u>\$ 1,762,422</u></u>