

**ECONOMIC DEVELOPMENT AUTHORITY**

**OF CARROLL COUNTY, VIRGINIA**

**(A COMPONENT UNIT OF THE COUNTY OF CARROLL, VIRGINIA)**

**FINANCIAL REPORT**

**FOR THE YEAR ENDED JUNE 30, 2021**

**ECONOMIC DEVELOPMENT AUTHORITY OF CARROLL COUNTY, VIRGINIA**  
**(A COMPONENT UNIT OF THE COUNTY OF CARROLL, VIRGINIA)**  
**FINANCIAL REPORT**  
**JUNE 30, 2021**

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**FINANCIAL SECTION**

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## FINANCIAL SECTION

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**Independent Auditors' Report**

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**To the Board of Directors  
Carroll County Economic Development Authority  
Hillsville, Virginia**

**Report on the Financial Statements**

We have audited the accompanying financial statements of the business-type activities of Carroll County Economic Development Authority, a component unit of Carroll County, Virginia, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Carroll County Economic Development Authority'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.

***Auditors' Responsibility***

Our responsibility is to express an opinion 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; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the *Specifications for Audits of Authorities, Boards, and Commissions*, issued by the Auditor of Public Accounts of the Commonwealth of Virginia. 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 auditors' 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 financial position of the business-type activities of Carroll County Economic Development Authority, as of June 30, 2021, and the changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## ***Restatement of Beginning Balances***

As described in Note 11 to the financial statements, in 2021, the Authority restated beginning balances to reflect the prior period adjustment related to assets held for resale. Our opinion is not modified with respect to this matter.

## ***Other Matters***

### ***Required Supplementary Information***

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated December 10, 2021, on our consideration of Carroll County Economic Development Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Carroll County Economic Development Authority's 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 Carroll County Economic Development Authority's internal control over financial reporting and compliance.

*Polina, Farrow, Cox Associates*

Blacksburg, Virginia  
December 10, 2021

## **Basic Financial Statements**

**Economic Development Authority of Carroll County, Virginia**  
**Statement of Net Position**  
**June 30, 2021**

**ASSETS**

## Current assets:

Cash and cash equivalents	\$ 922,818
Interest receivable	126,576
Accounts receivable	1,550
Notes receivable - current portion	19,717
Lease-purchase receivable - current portion	785,068

Total current assets	\$ 1,855,729
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## Noncurrent assets:

## Assets held for resale:

Industrial sites	\$ 870,005
Cash and cash equivalents - restricted	251,521
Notes receivable - net of current portion	2,290,025
Lease-purchase receivable - net of current portion	10,487,326

## Capital assets (net of depreciation):

Land and land rights	81,451
Construction in progress	63,464
Buildings and improvements	269,697
Total capital assets (net of depreciation)	\$ 414,612

Total noncurrent assets	\$ 14,313,489
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<b>Total assets</b>	<b>\$ 16,169,218</b>
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**LIABILITIES**

## Current liabilities:

Accounts payable	\$ 33,772
Accrued interest payable	79,608
Lease revenue bonds/notes payable - current portion	532,710

Total current liabilities	\$ 646,090
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## Noncurrent liabilities:

Lease revenue bonds/notes payable - net of current portion	\$ 10,601,741
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Total noncurrent liabilities	\$ 10,601,741
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<b>Total liabilities</b>	<b>\$ 11,247,831</b>
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**NET POSITION**

Net investment in capital assets	\$ 201,191
Restricted	251,521
Unrestricted	4,468,675

<b>Total net position</b>	<b>\$ 4,921,387</b>
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The accompanying notes to financial statements are an integral part of this statement.

Economic Development Authority of Carroll County, Virginia  
Statement of Revenues, Expenses, and Changes in Net Position  
For the Year Ended June 30, 2021

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**OPERATING REVENUES**

Revenue from the use of property	\$	9,000
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<b>Total operating revenues</b>	<b>\$</b>	<b>9,000</b>
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**OPERATING EXPENSES**

Salaries and fringes	\$	12,910
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Professional services		34,398
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Facilities repair and maintenance		35,670
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Insurance		12,403
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Miscellaneous		7,587
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Depreciation		21,952
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<b>Total operating expenses</b>	<b>\$</b>	<b>124,920</b>
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<b>Net operating income (loss)</b>	<b>\$</b>	<b>(115,920)</b>
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**NONOPERATING REVENUES (EXPENSES)**

Lease purchase revenue	\$	155,867
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Loss on disposal of capital asset		(36,532)
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Contributions from primary government		43,896
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Coronavirus relief funds from primary government		459,301
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Grant expense		(531,070)
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Interest income		256,009
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Interest expense		(391,043)
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<b>Total nonoperating revenues (expenses)</b>	<b>\$</b>	<b>(43,572)</b>
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<b>Change in net position</b>	<b>\$</b>	<b>(159,492)</b>
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<b>Net position - beginning, as restated</b>		<b>5,080,879</b>
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<b>Net position - ending</b>	<b>\$</b>	<b>4,921,387</b>
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The accompanying notes to financial statements are an integral part of this statement.

Economic Development Authority of Carroll County, Virginia  
Statement of Cash Flows  
For the Year Ended June 30, 2021

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from others	\$ 6,750
Payments to employees for services	(12,910)
Payments to suppliers for goods and services	<u>(13,547)</u>
<b>Net cash provided by (used for) operating activities</b>	<b><u>\$ (19,707)</u></b>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>	
Lease purchase revenue	\$ 731,543
Contribution from Carroll County	503,197
Payments received on notes receivable	50,944
Principal payments on indebtedness	(527,403)
Interest expense	(388,624)
Grant expense	<u>(531,070)</u>
<b>Net cash provided by (used for) noncapital financing activities</b>	<b><u>\$ (161,413)</u></b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Principal payments on indebtedness	\$ (10,087)
Interest expense	<u>(6,493)</u>
<b>Net cash provided by (used for) capital and related financing activities</b>	<b><u>\$ (16,580)</u></b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Interest income	<u>\$ 246,238</u>
<b>Net cash provided by (used for) investing activities</b>	<b><u>\$ 246,238</u></b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>\$ 48,538</b>
<b>Cash and cash equivalents at beginning of year (including restricted cash of \$223,614)</b>	<b><u>1,125,801</u></b>
<b>Cash and cash equivalents at end of year (including restricted cash of \$251,521)</b>	<b><u>\$ 1,174,339</u></b>
<b><i>Reconciliation of net operating income (loss) to net cash provided by (used for) operating activities:</i></b>	
Net operating income (loss)	\$ (115,920)
<b>Adjustments to reconcile net operating income (loss) to net cash provided by (used for) operating activities:</b>	
Depreciation	\$ 21,952
Projects previously capitalized as CIP	24,421
(Increase) decrease in accounts receivable	(1,500)
(Increase) decrease in prepaid items	30,605
Increase (decrease) in accounts payable	21,485
Increase (decrease) in unearned revenue	<u>(750)</u>
<b>Net cash provided by (used for) operating activities</b>	<b><u>\$ (19,707)</u></b>

The accompanying notes to financial statements are an integral part of this statement.

ECONOMIC DEVELOPMENT AUTHORITY OF CARROLL COUNTY, VIRGINIA

NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2021

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**NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:**

The financial statements of the Authority conform to generally accepted accounting principles (GAAP) applicable to governmental units promulgated by the Governmental Accounting Standards Board (GASB).

The following is a summary of more significant policies.

**A. Financial Reporting Entity:**

The basic criterion for determining whether a governmental department, agency, institution, commission, public authority, or other governmental organization should be included in a primary governmental unit's reporting entity for basic financial statements is financial accountability. Financial accountability includes the appointment of a voting majority of the organization's governing body and the ability of the primary government to impose its will on the organization or if there is a financial benefit/burden relationship. In addition, an organization which is fiscally dependent on the primary government should be included in its reporting entity. These financial statements present the Economic Development Authority of Carroll County, Virginia, a component unit of Carroll County, Virginia (The Authority).

The Economic Development Authority of Carroll County, Virginia was created as a governmental subdivision of the Commonwealth of Virginia by ordinance of the Board of Supervisors of Carroll County on August 18, 1969, pursuant to the provisions of the Economic Development and Revenue Bond Act (Chapter 33, Section 15.1-1373 et seq., of the Code of Virginia (1950), as amended). The Authority is governed by seven directors appointed by the Board of Supervisors. It is authorized to acquire, own, lease and dispose of properties to the end that such activities may promote industry and develop trade by encouraging enterprises to locate and remain in Virginia.

In addition, the Authority is authorized to issue revenue bonds for the purpose of obtaining and constructing facilities. Liability under the bonds may be retained by the Authority or it may be assumed by the enterprises for which facilities are constructed. Collection of revenues pledged to liquidate the bonds may be assigned to a trustee. The revenue bonds are not deemed to constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia or any municipality thereof. The bonds are payable solely from revenues generated from the lease or sale of the facilities constructed and may be secured by a deed of trust on those facilities.

**B. Basis of Presentation:**

The Authority follows business-type activities requirements, which provides that the following sections be included in the annual financial report:

1. Management discussion and analysis (management has elected to omit this item)
2. Basic financial statements including a statement of net position, statement of revenues, expenses and changes in net position, and a statement of cash flows
3. Notes to financial statements

ECONOMIC DEVELOPMENT AUTHORITY OF CARROLL COUNTY, VIRGINIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2021

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**NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)**

**C. Basis of Accounting:**

For financial reporting purposes, the Economic Development Authority of Carroll County is considered a special-purpose government, engaged only in business-type activities. Accordingly, the Authority's financial statements have been prepared using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned, and expenses are recorded when an obligation has been incurred.

**D. Proprietary Fund Revenue and Expense Classifications:**

The Authority distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the Authority's principal ongoing operations. The principal operating revenues of the Authority are contributions and charges for services.

Nonoperating revenues include activities that have the characteristics of nonexchange transactions, including gifts, and other revenue sources that are defined as nonoperating revenues.

Nonoperating expenses include interest on debt related to the purchase of capital assets, losses on the disposal of capital assets and grant expenses. All other expenses are classified as operating expenses.

**E. Deferred Outflows/Inflows of Resources:**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then. The Authority did not have any deferred outflows of resources as of June 30, 2021.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Authority did not have any deferred inflows of resources as of June 30, 2021.

**F. Net Position:**

The Statement of Net Position reports the difference between (a) assets and deferred outflows of resources and (b) liabilities and deferred inflows of resources as net position.

The Authority's net position is classified as follows:

Net Investment in Capital Assets - This category represents the net value of capital assets (property, plant, and equipment less accumulated depreciation) reduced by the debt incurred to acquire or construct the asset. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are also included in this component of net position.

ECONOMIC DEVELOPMENT AUTHORITY OF CARROLL COUNTY, VIRGINIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2021

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**NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)**

**F. Net Position: (Continued)**

Restricted - This category includes resources for which the Authority is legally or contractually obligated to spend in accordance with restrictions imposed by external parties.

Unrestricted - Unrestricted net position represents resources derived from charges to customers for goods received, services rendered or privileges provided, operating grants and contributions, and capital grants and contributions. These resources are used for transactions relating to the operations of the Authority and may be used at the Authority's discretion to meet current expenses for any lawful purposes.

**G. Net Position Flow Assumption:**

Sometimes the Authority will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted-net position and unrestricted-net position in the financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Authority's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

**H. Prepaid Items:**

Certain payments to vendors represent costs applicable to future accounting periods and are recorded as prepaid items. The cost of prepaid items is recorded as expenditure/expenses when consumed rather than when purchased.

**I. Capital Assets:**

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the financial statements. Capital assets are defined by the Authority as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Interest incurred during the construction phase of capital assets is included as part of the capitalized value of the assets constructed. No interest was capitalized during the current or previous fiscal year.

Property, plant and equipment are carried at cost. No depreciation is taken on industrial projects, which are held for the purpose of development and resale.

ECONOMIC DEVELOPMENT AUTHORITY OF CARROLL COUNTY, VIRGINIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2021

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**NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)**

**I. Capital Assets: (Continued)**

Property, plant, equipment, and leasehold improvements are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Leasehold Improvements	Term of lease
Machinery and Equipment	3-15
Buildings and Improvements	20-40

**J. 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 and disclosure of contingent assets and liabilities at the date of financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from these amounts.

**K. Cash and Cash Equivalents:**

Cash and cash equivalents include cash on hand, amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the government. For purposes of the statement of cash flows, the Authority considers their demand deposits and all highly liquid investments with an original maturity of three months or less when purchased to be cash equivalents.

**L. Other Significant Accounting Policies:**

- Accounts receivable, if any, are shown at gross value and no allowance has been taken for doubtful accounts.
- Money market investments, participating interest-earning investment contracts (repurchase agreements) that have a remaining maturity at time of purchase of one year or less, nonparticipating interest-earning investment contracts (nonnegotiable certificates of deposit (CDs)) and external investment pools are measured at amortized cost. All other investments are reported at fair value.

**M. Pass-through Financing Leases and Installment Sales:**

The principal activities of the Authority represent pass-through leases or installment sales. These agreements provide for periodic payments in amounts which are equal to the principal and interest payments due to project bonds holders.

The Authority has assigned all rights to the payments to the trustees, agents or the holders of the bonds, and the lessees or purchasers have assumed responsibility for all operating costs such as utilities, repairs and property taxes. In such cases, the Authority neither receives nor disburses funds.

ECONOMIC DEVELOPMENT AUTHORITY OF CARROLL COUNTY, VIRGINIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2021

**NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)**

**M. Pass-through Financing Leases and Installment Sales: (Continued)**

Although title to these properties may rest with the Authority, bargain purchase options or other provisions eliminate any equity interest that would otherwise be retained in the lease transactions. Deeds of trust secure outstanding bond obligations and title will pass to the lessee or purchaser at such time as the bonds are fully paid.

Although the Authority provides a conduit to execute such transactions, it does not retain either the benefits of asset ownership or the liability for bond liquidation. Accordingly, the Authority does not recognize assets, liabilities, rental income or interest expense in its financial statements.

**NOTE 2—DEPOSITS AND INVESTMENTS:**

Deposits with banks are covered by the Federal Deposit Insurance Corporation (FDIC) and collateralized in accordance with the Virginia Security for Public Deposits Act (the “Act”) Section 2.2-4400 et. seq. of the Code of Virginia. Under the Act, banks and savings institutions holding public deposits in excess of the amount insured by the FDIC must pledge collateral to the Commonwealth of Virginia Treasury Board. Financial Institutions may choose between two collateralization methodologies and depending upon that choice, will pledge collateral that ranges in the amounts of 50% to 130% of excess deposits. Accordingly, all deposits are considered fully collateralized.

Statutes authorize local governments and other public bodies to invest in obligations of the United States or agencies thereof, obligations of the Commonwealth of Virginia or political subdivisions thereof, obligations of the International Bank for Reconstruction and Development (World Bank), the Asian Development Bank, the African Development Bank, “prime quality” commercial paper that has received at least two of the following ratings: P-1 by Moody’s Investors Service, Inc.; A-1 by Standard and Poor’s; or F1 by Fitch Ratings, Inc. (Section 2.2-4502), banker’s acceptances, repurchase agreements, and the State Treasurer’s Local Government Investment Pool (LGIP). The Authority had no investments at June 30, 2021.

**NOTE 3—LEASE PURCHASE RECEIVABLES:**

The following is a summary of lease purchase receivables of the Authority for the year ended June 30, 2021:

<u>Due From:</u>	<u>In Relation to:</u>	Balance Business-type <u>Activities</u>	Amount Due Within <u>One Year</u>	Interest <u>Receivable</u>
Carroll County, Virginia	County Complex	\$ 4,539,700	\$ 235,600	\$ 63,904
Carroll County, Virginia	Fire Truck	314,997	22,180	356
Carroll County School Board	CCHS HVAC	5,460,007	267,805	12,978
Carroll County School Board	RD Bus Lease	257,669	51,749	617
Vanguard Furniture Co., Inc.	Industrial Park Building	700,021	207,734	-
Total		<u>\$ 11,272,394</u>	<u>\$ 785,068</u>	<u>\$ 77,855</u>

ECONOMIC DEVELOPMENT AUTHORITY OF CARROLL COUNTY, VIRGINIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2021

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**NOTE 3—LEASE PURCHASE RECEIVABLES: (CONTINUED)**

A lease purchase agreement was entered into with the County of Carroll for the construction of a County Complex. Terms of the lease agreement require the County to make payments to the Economic Development Authority of Carroll County that are sufficient to redeem and pay interest on the Economic Development's lease revenue bond dated July 1, 2005.

A lease purchase agreement was entered into with the County of Carroll for the purchase of a fire truck. Terms of the lease agreement require the County to make payments to the Economic Development Authority of Carroll County that are sufficient to redeem and pay interest on the Economic Development's lease revenue bond dated August 17, 2018.

A lease purchase agreement was entered into with the Carroll County School Board for renovations to the Carroll County High School. Carroll County School Board will pay monthly payments of \$23,256 beginning March 5, 2015 and ending on March 5, 2055.

A lease purchase agreement was entered into with the Carroll County School Board for school buses. The Carroll County School Board will pay monthly payments of \$4,922 beginning on July 7, 2016 and ending on January 2, 2026.

A lease purchase agreement was entered into with Vanguard Furniture Co., Inc. in June 2014. The agreement called for Vanguard to pay 24 payments of \$15,080, 24 payments of \$16,047, 36 payments of \$17,593, 24 payments of \$19,527, and 12 payments of \$21,750. Ending July 2024.

**NOTE 4—NOTES RECEIVABLE:**

**ANG Gas Line Receivable:**

During fiscal year 2016, the Authority closed on the sale of the Authority's natural gas line. The initial purchase price was \$2,200,000, which consisted of a down payment of \$50,000, a note receivable of \$350,000 and an incentive credit of \$1,800,000.

The \$350,000 note receivable will be amortized over a period of 5 years with interest payable at an annual rate equal to prime rate (published in the Wall Street Journal at the closing date) minus one-half percent, with no payments due for 5 years from the closing date. As of June 30, 2021, no payments had been made towards this balance. Accrued interest on the note receivable at June 30, 2021 totaled \$48,415.

The \$1,800,000 note receivable will be forgiven as the purchaser makes capital improvements to the system in the amount of \$2,200,000 in Carroll County over a five year period. Credits to the receivable will be given as follows:

ECONOMIC DEVELOPMENT AUTHORITY OF CARROLL COUNTY, VIRGINIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2021

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NOTE 4—NOTES RECEIVABLE: (CONTINUED)

ANG Gas Line Receivable: (Continued)

<u>Investments</u>	<u>Incentive Credits</u>
First \$750,000	\$ 450,000
Next \$750,000	650,000
Next \$750,000	<u>700,000</u>
Total	<u>\$ 1,800,000</u>

ANG also owes \$2,236 for a note receivable related to personnel costs.

Holiday Trees, LLC Receivable:

During fiscal year 2017, the Authority closed on the sale of an Industrial Park Property. The purchase price of the property was \$165,000, which consisted of a price of a down payment of \$5,000 and a note receivable of \$160,000. The note is amortized over a period of 15 years with interest payable at an annual rate of 3.00%. As of June 30, 2021, the balance of the note was \$122,506, with accrued interest of \$306.

Va. Produce Company, Inc. Receivable:

In conjunction with the Tobacco Region Revitalization Commission, the Authority has agreed to loan Va. Produce Company, Inc. \$47,500. The Company will repay the Authority which will in turn repay the commission. The principal is to be repaid in 10 semi-annual payments of \$4,750 through August 1, 2022. The loan bears no interest except as required in the event of default. The note was paid off in fiscal year 2021.

Blue Ridge Designs Receivable:

In conjunction with the Tobacco Region Revitalization Commission, the Authority has agreed to loan Blue Ridge Designs \$50,000. The Company will repay the Authority which will in turn repay the commission. The principal is to be repaid in 10 semi-annual payments of \$5,000 through August 1, 2024. The loan bears no interest except as required in the event of default. As of June 30, 2021, the balance on the note was \$35,000.

**ECONOMIC DEVELOPMENT AUTHORITY OF CARROLL COUNTY, VIRGINIA**

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2021**

**NOTE 5—CAPITAL ASSETS:**

Capital asset activity for the year ended June 30, 2021 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
<b>Business-type Activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 80,451	\$ -	\$ -	\$ 80,451
Land rights	1,000	-	-	1,000
Construction in progress	87,885	-	(24,421)	63,464
Total capital assets not being depreciated	<u>\$ 169,336</u>	<u>\$ -</u>	<u>\$ (24,421)</u>	<u>\$ 144,915</u>
Capital assets, being depreciated:				
Buildings and improvements	\$ 430,140	\$ -	\$ -	\$ 430,140
Machinery and equipment	103,951	-	-	103,951
Total capital assets being depreciated	<u>\$ 534,091</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 534,091</u>
Accumulated depreciation:				
Buildings and improvements	\$ (138,491)	\$ (21,952)	\$ -	\$ (160,443)
Machinery and equipment	(103,951)	-	-	(103,951)
Total accumulated depreciation	<u>\$ (242,442)</u>	<u>\$ (21,952)</u>	<u>\$ -</u>	<u>\$ (264,394)</u>
Total capital assets being depreciated, net	<u>\$ 291,649</u>	<u>\$ (21,952)</u>	<u>\$ -</u>	<u>\$ 269,697</u>
Business-type activities capital assets, net	<u>\$ 460,985</u>	<u>\$ (21,952)</u>	<u>\$ (24,421)</u>	<u>\$ 414,612</u>

The Authority purchases land and buildings for development and resale. Land and buildings purchased for future development by the Economic Development Authority are valued at cost which totals \$870,005. No depreciation is recorded against land and buildings held for resale.

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ECONOMIC DEVELOPMENT AUTHORITY OF CARROLL COUNTY, VIRGINIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2021

**NOTE 6—LONG-TERM OBLIGATIONS:**

The following is a summary of long-term obligation transactions of the Authority for the year ended June 30, 2021:

	Balance July 1, 2020	Issuances	Retirements	Balance June 30, 2021
Direct Borrowings and Placements:				
Lease revenue bonds	\$ 10,268,587	\$ -	\$ (315,624)	\$ 9,952,963
Lease revenue notes	641,382	-	(71,831)	569,551
Other notes	761,972	-	(150,035)	611,937
Total	<u>\$ 11,671,941</u>	<u>\$ -</u>	<u>\$ (537,490)</u>	<u>\$ 11,134,451</u>

Annual requirements to amortize the Authority's long term obligations and related interest are as follows:

Year Ending June 30,	Direct Borrowings and Placements					
	Lease Revenue Bonds		Lease Revenue Notes		Other Notes	
	Principal	Interest	Principal	Interest	Principal	Interest
2022	\$ 326,660	\$ 339,241	\$ 74,028	\$ 15,600	\$ 132,022	\$ 21,845
2023	338,099	327,804	76,289	13,339	138,047	15,820
2024	349,953	315,967	78,620	11,008	144,358	9,509
2025	362,226	303,714	81,021	8,606	27,556	5,283
2026	374,923	291,032	167,955	22,359	11,701	4,894
2027-2031	2,080,907	1,248,835	91,638	4,106	63,999	18,977
2032-2036	2,471,376	858,162	-	-	74,243	8,732
2037-2041	825,771	569,589	-	-	20,011	393
2042-2046	983,446	411,914	-	-	-	-
2047-2051	1,171,227	224,133	-	-	-	-
2052-2055	668,375	30,672	-	-	-	-
Totals	<u>\$ 9,952,963</u>	<u>\$ 4,921,063</u>	<u>\$ 569,551</u>	<u>\$ 75,018</u>	<u>\$ 611,937</u>	<u>\$ 85,453</u>

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**ECONOMIC DEVELOPMENT AUTHORITY OF CARROLL COUNTY, VIRGINIA**

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2021**

**NOTE 6—LONG-TERM OBLIGATIONS: (CONTINUED)**

Details of indebtedness:

	Interest Rates	Date Issued	Final Maturity Date	Installment Amounts	Amount of Original Issue	Balance Business-type Activities	Amount Due Within One Year
Direct Borrowings and Placements:							
Lease Revenue Bonds (LRB):							
Capital One Public Funding LRB*	3.42%	10/31/2017	8/1/2035	\$212,600-380,300 a+	\$ 5,200,000	\$ 4,539,700	\$ 235,600
Rural Development LRB*	3.50%	6/12/2013	3/5/2054	\$23,256 m	5,932,500	5,413,263	91,060
Lease Revenue Bonds Total						<u>\$ 9,952,963</u>	<u>\$ 326,660</u>
Lease Revenue Notes (LRN):							
Rural Development School Bus LRN*	3.125%	1/2/2016	1/2/2026	\$4,922 m	\$ 510,000	\$ 254,553	\$ 51,848
Rural Development Fire Truck LRN*	2.75%	8/17/2018	8/17/2033	\$2,547 m	375,000	314,998	22,180
Lease Revenue Notes Total						<u>\$ 569,551</u>	<u>\$ 74,028</u>
Notes:							
Carroll County Note	5.00%	6/29/2014	5/29/2024	\$127,272 a	\$ 1,000,000	\$ 363,517	\$ 111,631
Skyline Cana Rescue Note	2.92% **	9/21/2017	10/1/2037	\$1,383 m	250,000	213,420	10,391
Va Tobacco Commission	0.00%	3/6/2018	8/1/2024	\$12,500 sa	50,000	35,000	10,000
Notes Total						<u>\$ 611,937</u>	<u>\$ 132,022</u>
Total Long-term Obligations						<u>\$ 11,134,451</u>	<u>\$ 532,710</u>

\* Lease revenue bond/note is secured by a lease/purchase agreement with the County of Carroll, Virginia.

\*\* Variable rate after 10/1/2022

(a+) - annual principal installments shown; does not include semi-annual interest installments

(m) - monthly installments, including interest

(a) - annual installments, including interest

(sa) - semi-annual installments, zero interest

If an event of default occurs with Capital One Public Funding and Skyline Bank, the principal of the bonds/notes may be declared immediately due and payable to the registered owner of the bonds/notes by written notice to the Authority.

If an event of default occurs with Rural Development, the holders of the bonds/notes at their option may declare the entire unpaid principal amount of the bonds/notes then outstanding and accrued interest thereon to be immediately due and payable.

If an event of default occurs with VA Tobacco Commission, the Authority shall repay the remaining amount owed within thirty days of notice from the Commission along with an additional 5% of the amount owed.

**NOTE 7—RISK MANAGEMENT:**

The Authority 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. The Authority participates with other localities in a public entity risk pool for their coverage of general liability, property, and auto insurance with the VACO Risk Management Program. Each member of this risk pool jointly and severally agrees to assume, pay and discharge any liability. The Authority paid contributions and assessments based upon classifications and rates into a designated cash reserve fund out of which expenses of the pool, claims and awards are to be paid. In the event of the loss, deficit, or depletion of all available funds and/or excess insurance, the pool may assess all members in the proportion to which the premium of each bears to the total premiums of all members in the year in which such deficit occurs. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

ECONOMIC DEVELOPMENT AUTHORITY OF CARROLL COUNTY, VIRGINIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2021

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**NOTE 8—CONTINGENCIES:**

All obligations under the revenue bonds issued to date are secured by lease purchase agreements and/or the underlying properties. The Authority retains no liability on pass-through leases and installment sales.

**NOTE 9—LITIGATION:**

As of June 30, 2021, there were no matters of litigation involving the Authority which would materially affect the Authority's financial position should any court decisions on pending matters not be favorable.

**NOTE 10 - COVID-19 PANDEMIC:**

On January 30, 2020, the World Health Organization ("WHO") announced a global health emergency stemming from a new strain of coronavirus that was spreading globally (the "COVID-19 outbreak"). On March 11, 2020, the WHO classified the COVID-19 outbreak as a pandemic, triggering volatility in financial markets and a significant negative impact on the global economy. The COVID-19 pandemic developed rapidly in 2020 and remains a quickly evolving situation. As a result of the spread of COVID-19, economic uncertainties have arisen which are likely to negatively impact economic activity. Carroll County Economic Development Authority is not able to estimate the effects of the COVID-19 pandemic for fiscal year 2022.

**NOTE 11 - RESTATEMENT OF PRIOR FINANCIAL STATEMENTS:**

The previously issued financial statements have been restated as follows:

	<u>Business-type Activities</u>
Net position, as previously reported	\$ 4,935,579
Adjustments:	
Prior period adjustment to land held for resale	<u>145,300</u>
Net position, as restated	<u>\$ 5,080,879</u>

**NOTE 12 - UPCOMING PRONOUNCEMENTS:**

Statement No. 87, *Leases*, requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The requirements of this Statement are effective for reporting periods beginning after June 15, 2021.

Statement No. 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period*, provides guidance for reporting capital assets and the cost of borrowing for a reporting period and simplifies accounting for interest cost incurred before the end of a construction period. The requirements of this Statement are effective for reporting periods beginning after December 15, 2020.

ECONOMIC DEVELOPMENT AUTHORITY OF CARROLL COUNTY, VIRGINIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2021

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**NOTE 12 - UPCOMING PRONOUNCEMENTS: (CONTINUED)**

Statement No. 91, *Conduit Debt Obligations*, provides a single method of reporting conduit debt obligations by issuers and eliminates diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. The requirements of this Statement are effective for reporting periods beginning after December 15, 2021.

Statement No. 92, *Omnibus 2020*, addresses practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics such as leases, assets related to pension and postemployment benefits, and reference to nonrecurring fair value measurements of assets or liabilities in authoritative literature. The effective dates differ by topic, ranging from January 2020 to periods beginning after June 15, 2021.

Statement No. 93, *Replacement of Interbank Offered Rates*, establishes accounting and financial reporting requirements related to the replacement of Interbank Offered Rates (IBORs) in hedging derivative instruments and leases. It also identifies appropriate benchmark interest rates for hedging derivative instruments. The requirements of this Statement, except for removal of London Interbank Offered Rate (LIBOR) as an appropriate benchmark interest rate and the requirements related to lease modifications, are effective for reporting periods beginning after June 15, 2020. The removal of LIBOR as an appropriate benchmark interest rate is effective for reporting periods ending after December 31, 2021. All requirements related to lease modifications in this Statement are effective for reporting periods beginning after June 15, 2021.

Statement No. 94, *Public-Private and Public-Public Partnerships and Availability of Payment Arrangements*, addresses issues related to public-private and public-public partnership arrangements. This Statement also provides guidance for accounting and financial reporting for availability payment arrangements. The requirements of this Statement are effective for reporting periods beginning after June 15, 2022.

Statement No. 96, *Subscription-Based Information Technology Arrangements (SBITAs)*, (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. The requirements of this Statement are effective for reporting periods beginning after June 15, 2022.

Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code (IRC) Section 457 Deferred Compensation Plans - an Amendment of GASB Statements No. 14 and No. 84, and a Supersession of GASB Statement No. 32*, (1) increases consistency and comparability related to reporting of fiduciary component units in certain circumstances; (2) mitigates costs associated with the reporting of certain plans as fiduciary component units in fiduciary fund financial statements; and (3) enhances the relevance, consistency, and comparability of the accounting and financial reporting for Section 457 plans that meet the definition of a pension plan and for benefits provided through those plans. The effective dates differ based on the requirements of the Statement, ranging from June 2020 to reporting periods beginning after June 15, 2021.

Management is currently evaluating the impact these standards will have on the financial statements when adopted.

## **Compliance**



**Independent Auditors' Report on Internal Control over Financial Reporting and on  
Compliance and Other Matters Based on an Audit of Financial Statements  
Performed in Accordance with *Government Auditing Standards***

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**To the Board of Directors  
Carroll County Economic Development Authority  
Hillsville, Virginia**

We have audited, in accordance with the auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the *Specifications for Audits of Authorities, Boards, and Commissions*, issued by the Auditor of Public Accounts of the Commonwealth of Virginia, the financial statements of the business-type activities of Carroll County Economic Development Authority, a component unit of Carroll County, Virginia, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise Carroll County Economic Development Authority's basic financial statements and have issued our report thereon dated December 10, 2021.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Carroll County Economic Development Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Carroll County Economic Development Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Carroll County Economic Development Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. 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 deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## Compliance and Other Matters

As part of obtaining reasonable assurance about whether Carroll County Economic Development Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Polina, Farrow, Cox Associates*

Blacksburg, Virginia  
December 10, 2021