

INDUSTRIAL DEVELOPMENT AUTHORITY
OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of the County of Brunswick, Virginia)
FINANCIAL REPORT
YEAR ENDED JUNE 30, 2025

Table of Contents

	<u>Page</u>
Directory of Officials	
Independent Auditors' Report	1-3
Management's Discussion and Analysis	4-7
<u>Basic Financial Statements</u>	
Statement of Net Position	8
Statement of Revenues, Expenses and Changes in Net Position	9
Statement of Cash Flows	10
Notes to Financial Statements	11-37
<u>Required Supplementary Information</u>	
Schedule of Changes in Net Pension Liability (Asset) and Related Ratios	38-39
Schedule of Employer Contributions -Pension Plan	40
Notes to Required Supplementary Information -Pension Plan	41
Schedule of Authority's Share of Net OPEB Liability - Group Life Insurance Plan	42
Schedule of Employer Contributions - Group Life Insurance Plan	43
Notes to Required Supplementary Information - Group Life Insurance Plan	44
<u>Other Supplementary Information</u>	
Supporting Schedule	
Schedule of Land and Improvements Held for Sale	45
<u>Compliance</u>	
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 <i>Government Auditing Standards</i>	46-47
Schedule of Findings and Responses	48

**INDUSTRIAL DEVELOPMENT AUTHORITY OF
BRUNSWICK COUNTY, VIRGINIA**

(A Component Unit of the County of Brunswick, Virginia)

DIRECTORY OF OFFICIALS

BOARD OF DIRECTORS

Morris Taylor, Chair

Jean Moody, Vice Chair

Quintin Kelly, Secretary

Ervin Moore, Jr.

Dr. Ronald Thornhill

Dr. Arthur Jarrett, Jr.

Floyd Moore, Jr.



Independent Auditors' Report

To the Honorable Members of the Board of Directors
Industrial Development Authority of Brunswick County, Virginia
Lawrenceville, Virginia

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the business-type activities of Industrial Development Authority of Brunswick County, Virginia (a component unit of the County of Brunswick, Virginia) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of Industrial Development Authority of Brunswick County, Virginia, as of June 30, 2025, 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.

Basis for Opinion

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. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Industrial Development Authority of Brunswick County, Virginia, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Changes in Accounting Principle

As described in Note 16 to the financial statements, in 2025, the Authority adopted new accounting guidance, GASB Statement No. 101, *Compensated Absences*. Our opinion is not modified with respect to this matter.

Restatement of Beginning Balances

As described in Note 17 to the financial statements, in 2025, the Authority restated balances to reflect the requirements of GASB Statement No. 101. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Industrial Development Authority of Brunswick County, Virginia's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the *Specifications for Audits of Authorities, Boards, and Commissions* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the *Specifications for Audits of Authorities, Boards, and Commissions*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Industrial Development Authority of Brunswick County, Virginia's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Industrial Development Authority of Brunswick County, Virginia's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and schedules related to pension and OPEB funding as listed in the table of contents be presented to supplement the basic financial statements. Such 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. 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.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Industrial Development Authority of Brunswick County, Virginia's basic financial statements. The accompanying supporting schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such 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. The 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 supporting schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 20, 2026, on our consideration of Industrial Development Authority of Brunswick County, Virginia'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 Industrial Development Authority of Brunswick County, Virginia'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 Industrial Development Authority of Brunswick County, Virginia's internal control over financial reporting and compliance.

Robinson, Fenn, Cox Associates

Richmond, Virginia
March 20, 2026

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Management's Discussion and Analysis

To the Honorable Members of the Board of Directors and Citizens
Industrial Development Authority of Brunswick County, Virginia
Lawrenceville, Virginia

As management of the Authority, we offer this narrative overview and analysis of the financial performance and overview of the Authority's financial activities for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented herein in connection with the Authority's basic financial statements.

Financial Highlights for FY2025

The assets and deferred outflows of resources of the Authority exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$12,888,017.

The Authority's decrease in net position totaled (\$345,150) for the current year. The decrease in net position for 2025, down from FY2024's increase of \$423,916 can be attributed to the Authority's net loss on sales of property in the amount of \$236,459 and depreciation and amortization expense of capital and industrial investment in assets of \$261,549.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. Since the Authority is engaged only in business-type activities, its basic financial statements are comprised of only two components: 1) enterprise fund financial statements and 2) notes to financial statements.

Enterprise fund financial statements. The enterprise fund financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner like a private-sector business.

The statement of net position presents information on the Authority's 1) assets and deferred outflows of resources and 2) liabilities and deferred inflows of resources, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The statement of revenues, expenses and changes in net position presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (i.e. earned but unused compensated absences).

The Statement of Cash Flows provides information about the entity's cash receipts and cash payments during the fiscal year. It explains how cash and cash equivalents changed from the beginning to the end of the reporting period and helps users assess the entity's ability to generate cash, meet obligations, and fund operations.

Notes to financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the financial statements.

Required supplementary information. This report also includes required supplementary information concerning the Authority's progress in funding its obligation to provide pension and other postemployment benefits to its employees. It is located immediately following the notes to financial statements.

Financial Analysis of the Authority as a Whole

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	Summary of Statement of Net Position	
	As of June 30, 2025 and 2024	
	<u>June 30, 2025</u>	<u>June 30, 2024</u>
Current assets	\$ 2,141,143	\$ 2,006,212
Noncurrent assets	<u>10,818,622</u>	<u>11,351,528</u>
Total assets	<u>\$ 12,959,765</u>	<u>\$ 13,357,740</u>
Deferred outflows of resources	\$ <u>5,968</u>	\$ <u>15,400</u>
Current liabilities	\$ 1,412	\$ 750
Noncurrent liabilities	<u>12,429</u>	<u>10,434</u>
Total liabilities	<u>\$ 13,841</u>	<u>\$ 11,184</u>
Deferred inflows of resources	\$ <u>63,875</u>	\$ <u>119,064</u>
Net Position:		
Net investment in capital assets	\$ 6,876,968	\$ 7,138,518
Restricted	221,039	202,500
Unrestricted	<u>5,790,010</u>	<u>5,901,874</u>
Total net position	<u>\$ 12,888,017</u>	<u>\$ 13,242,892</u>

The Authority's combined net position decreased by \$345,150 during the year.

At the end of the current fiscal year, the Authority was able to report positive balances in all categories of net position. The same situation held true for the prior fiscal year.

Financial Analysis of the Authority as a Whole: (CONTINUED)

The following table shows the revenues and expenses of the Authority for the past two fiscal years:

	Changes in Net Position	
	Years Ended June 30, 2025 and 2024	
	June 30, 2025	June 30, 2024
Revenues:		
Operating revenue	\$ 205,299	\$ 186,823
Real estate tax revenue sharing - Mecklenburg County	250,160	-
Intergovernmental grants	-	615,761
Other revenue	23,479	25,971
Capital contribution from County of Brunswick	-	206,237
Gain (loss) on sale of land and improvements held for resale	(236,459)	261,750
Total revenues	\$ 242,479	\$ 1,296,542
Expenses:		
Operating expenses	\$ 288,686	\$ 549,330
Depreciation and amortization	261,549	261,548
Industrial projects	37,394	61,748
Total expenses	\$ 587,629	\$ 872,626
Increase (decrease) in net position	\$ (345,150)	\$ 423,916
Net position beginning of year, as previously reported	13,242,892	12,818,976
Restatement - change in accounting principle	(9,725)	-
Net position beginning of year, as restated	13,233,167	12,818,976
Net position end of year	\$ 12,888,017	\$ 13,242,892

Revenues

The Industrial Development Authority's revenues decreased by \$1,054,063 during the current year. The decrease was related to the loss on the sale of land and improvements held for resale in the current year and the decrease in grant funding from the prior year.

Expenses

For the fiscal year ended June 30, 2025, total expenses decreased by \$284,997. The majority of that decrease is attributable to operating expenses, which decreased \$260,644. The majority of the decrease can be attributed to costs of repairing the water system in 2024 that is owned by the Town of Lawrenceville. Depreciation and amortization expenses increased \$1 and industrial projects decreased \$24,354.

Capital Assets and Other Investments

The Authority's investment in capital and other assets as of June 30, 2025 amounted to \$10,570,643 (net of accumulated depreciation and amortization). Below is a comparison of the items that comprise capital assets and other investments as of June 30, 2025 with that of June 30, 2024.

	2025	2024
Land, Property and Equipment (net)	\$ 289,631	\$ 296,262
Investment in industrial assets	6,587,337	6,842,256
Land and improvements held for resale	3,693,675	3,428,486
Total capital assets and other investments	\$ 10,570,643	\$ 10,567,004

The increase in land and improvements held for resale is due to purchases in 2025. The decrease in investment in industrial assets is attributed to depreciation expense. The decrease in land property and equipment is due to depreciation expense. Additional information on the Authority's capital and other assets can be found in Notes 3, 6 and 7 of this report.

Priorities for 2025/2026

- Produce Plant - work with various funding sources for balance needed to move project forward.
- Work with stakeholders to revitalize the area around Southern States (to include walking trails, a park, farmers market, repairing the Caboose).
- Work with the Town of Lawrenceville and Brunswick County Economic Development Department on water system upgrades and ways to ensure the Town and County have adequate wastewater and a wastewater treatment plan for new and existing businesses.

Board Initiative for 2025/2026 Based on Adopted Strategic Plan

- Implement Objectives and Actions developed based on the Board's purpose, vision and responsibilities based on the information provided by the stakeholders and citizens.
- Ensure clear communication and transparency to internal and external stakeholders.
- Develop relationships with additional partners, Economic Development Agencies, Industrial Development Agencies and organizations that have revitalized their town, counties and or cities.
- Provide clear and concise definitions of staff and board members' roles and responsibilities.

Brunswick County, represented by the IDA and County Administration, continued to participate as a member of the Virginia Growth Alliance (VGA), a regional marketing and economic development organization with 13 participating localities located in proximity to each other in Southside Virginia.

Contacting the Authority's Financial Management

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in the report or requests for additional financial information should be directed to the Authority's Executive Director, 116 West Hicks Street, Lawrenceville, VA 23868.

BASIC FINANCIAL STATEMENTS

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INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County of Brunswick, Virginia)

Statement of Net Position
As of June 30, 2025

Assets and Deferred Outflows of Resources

Assets:

Current Assets:

Cash and cash equivalents (Note 2)	\$ 1,302,417
Investments (Note 2)	450,580
Accounts receivable	488
Notes receivable, current portion (Note 8)	387,658
	387,658
Total current assets	\$ 2,141,143

Noncurrent Assets:

Capital Assets

Land, property and equipment (net of accumulated depreciation of \$41,656) (Note 3)	\$ 289,631
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Other Assets

Net pension asset	\$ 221,039
Investment in industrial assets (net of amortization of \$3,609,399) (Note 6)	6,587,337
Land and improvements held for sale (Note 7)	3,693,675
Notes receivable, net of current portion (Note 8)	26,940
	26,940
Total other assets	\$ 10,528,991
Total noncurrent assets	\$ 10,818,622
Total assets	\$ 12,959,765

Deferred Outflows of Resources:

Pension related items	\$ 3,047
OPEB related items	2,921
	2,921
Total deferred outflows of resources	\$ 5,968

Liabilities, Deferred Inflows of Resources, and Net Position

Liabilities:

Current Liabilities:

Compensated absences, current portion	\$ 662
Escrow accounts	750
	750
Total current liabilities	\$ 1,412

Noncurrent Liabilities:

Compensated absences, net of current portion	\$ 5,957
Net OPEB liability	6,472
	6,472
Total noncurrent liabilities	\$ 12,429
Total liabilities	\$ 13,841

Deferred Inflows of Resources:

OPEB related items	\$ 4,242
Pension related items	59,633
	59,633
Total deferred inflows of resources	\$ 63,875

Net Position:

Investment in capital assets (Note 9)	\$ 6,876,968
Restricted for net pension asset	221,039
Unrestricted	5,790,010
	5,790,010
Total net position	\$ 12,888,017

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

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County of Brunswick, Virginia)

Statement of Revenues, Expenses and Changes in Net Position
Year Ended June 30, 2025

Operating revenue:	
Lease revenue	\$ 18,504
Miscellaneous/other	186,795
Real estate tax revenue sharing - Mecklenburg County	250,160
Gain (loss) on disposal of land and improvements held for resale	<u>(236,459)</u>
Total operating revenue	<u>\$ 219,000</u>
Operating expenses:	
Wages and salaries	\$ 126,821
Fringe benefits	(19,341)
Contractual and professional services	48,933
Other charges	132,273
Depreciation and amortization	261,549
Industrial projects	<u>37,394</u>
Total operating expenses	<u>\$ 587,629</u>
Operating income (loss)	<u>\$ (368,629)</u>
Nonoperating revenues (expenses):	
Interest and investment income	<u>\$ 23,479</u>
Change in net position	<u>\$ (345,150)</u>
Net position, beginning of year, as reported 6/30/24	<u>\$ 13,242,892</u>
Restatement - GASB 101 compensated absences	<u>(9,725)</u>
Net position, beginning of year, as restated	<u>\$ 13,233,167</u>
Net position, end of year	<u><u>\$ 12,888,017</u></u>

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

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County of Brunswick, Virginia)

Statement of Cash Flows
Year Ended June 30, 2025

Cash flows from operating activities:	
Receipts from clients and agencies	\$ 205,298
Real estate tax revenue sharing receipts - Mecklenburg County	250,160
Additions to land and improvements held for resale	(322,518)
Sale of land and improvements held for resale	35,000
Payments to vendors and governments	(218,600)
Payments to employees	<u>(178,844)</u>
Net cash provided by (used for) operating activities	\$ <u>(229,504)</u>
Cash flows from investing activities:	
Issuance of notes receivable	\$ (35,000)
Repayments of notes receivable	62,836
Interest received	<u>23,479</u>
Net cash provided by (used for) investing activities	\$ <u>51,315</u>
Increase (decrease) in cash and cash equivalents	\$ (178,189)
Cash and cash equivalents at beginning of year	<u>1,931,186</u>
Cash and cash equivalents at end of year	\$ <u><u>1,752,997</u></u>
Reconciliation of operating income (loss) to net cash provided	
by (used for) operating activities:	
Operating income (loss)	\$ (368,629)
Adjustments to reconcile operating income (loss) to net cash provided	
by (used for) operating activities:	
Depreciation and amortization	261,549
Changes in operating assets and liabilities:	
Change in accounts receivable	(1)
Change in net pension asset	(18,539)
Change in land and improvements held for resale	(51,059)
Change in deferred outflows - OPEB related	1,645
Change in deferred outflows - pension related	7,787
Change in compensated absences	(3,106)
Change in net OPEB liability	(3,962)
Change in deferred inflows - pension related	(57,392)
Change in deferred inflows - OPEB related	<u>2,203</u>
Net cash provided by (used for) operating activities	\$ <u><u>(229,504)</u></u>

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

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

A. Organization and Purpose

Industrial Development Authority of Brunswick County (the “Authority”) was organized on August 23, 1971, in accordance with Chapter 33 Section 15.2-4901 Et. Seq., of the Code of Virginia (1950), as amended (the “Act”). The purpose of the Authority shall be to acquire, own, lease, and dispose of properties to enable it to promote industry and develop trade by inducing manufacturing, industrial, governmental, and commercial enterprises to locate in or remain in the Commonwealth of Virginia and to further the use of its agricultural products and natural resources. The Act empowers the Authority to issue tax exempt bonds to fund the Authority’s purpose. Liability under the bonds may be retained by the Authority or it may be assumed by the enterprises for whom 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 Authority is a separate and distinct entity from the County of Brunswick, Virginia and is, in accordance with the Act, a political subdivision of the Commonwealth of Virginia. The Authority is considered to be a component unit of the County of Brunswick, Virginia.

The Authority is governed by a Board of Directors appointed by the Board of Supervisors of Brunswick County, Virginia to serve a term of four years, with a limit of two terms.

B. Financial Reporting Entity

The basic criterion for including organizations within the reporting entity 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 the reporting entity. Industrial Development Authority of Brunswick County, Virginia’s financial statements include all operations of Industrial Development Authority of Brunswick County, Virginia. The Authority has no component units.

C. Basic Financial Statements

Management’s Discussion and Analysis - the financial statements are required to be accompanied by a narrative introduction and analytical overview of the government’s financial activities in the form of “management’s discussion and analysis” (MD&A).

Enterprise Fund Financial Statements

Statement of Net Position - The Statement of Net Position is designed to display financial position of the Authority. Governments will report all capital assets in the Statement of Net Position and will report depreciation expense - the cost of “using up” capital assets - in the Statement of Revenues, Expenses, and Changes in Net Position. The net position of a government will be broken down into three categories - 1) net investment in capital assets, 2) restricted; and 3) unrestricted.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

D. Basis of Accounting

Industrial Development Authority of Brunswick County, Virginia operates as an enterprise fund and its accounts are maintained on the accrual basis of accounting. Under this method, revenues are recognized when earned, and expenses are recorded as liabilities when incurred, without regard to receipt or payment of cash. The Authority accrues revenue for services rendered but not yet billed at the end of the fiscal year. The accompanying financial statements are prepared in accordance with pronouncements issued by the Governmental Accounting Standards Board (GASB). The principles prescribed by GASB represent generally accepted accounting principles applicable to governmental units.

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 lease revenue, sale of property, bond and fee revenues, and Tobacco Settlement Grants. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

E. Cash and Cash Equivalents

The Authority's cash and cash equivalents consist of cash on hand, demand deposits, certificates of deposit and short-term investments with original maturities of three months or less from the date of acquisition, all of which are readily convertible to known amounts of cash.

F. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the financial statements. Capital assets are defined by the Authority as assets with an initial, individual cost of more than \$2,000 (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.

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

<u>Assets</u>	<u>Years</u>
Machinery, equipment and vehicles	5 to 7

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

G. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position includes a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Authority has one type of item that qualifies for reporting in this category. It is comprised of certain items related to pension and OPEB. For more detailed information on these items, reference the related notes.

In addition to liabilities, the statement of financial position includes a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has one type of item that qualifies for reporting in this category. Certain items related to pension and OPEB are reported as deferred inflows of resources. For more detailed information on these items, reference the related notes.

H. Land and Improvements Held for Sale

Land and improvements held for sale are recorded at the lower of cost or market. Cost is determined by the acquisition price, if purchased, and estimated fair value at the date of contribution, if contributed. Subsequent improvements are added to the land and improvements held for sale.

I. Pensions

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Authority's Retirement Plan and the additions to/deductions from the Authority's Retirement Plan's net fiduciary position have been determined on the same basis as they were reported by the Virginia Retirement System (VRS). For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

J. Other Postemployment Benefits (OPEB)

Group Life Insurance

For purposes of measuring the net GLI Plan OPEB liability, deferred outflows of resources and deferred inflows of resources related to the GLI OPEB, and GLI OPEB expense, information about the fiduciary net position of the VRS GLI Plan OPEB and the additions to/deductions from the VRS GLI OPEB's net fiduciary position have been determined on the same basis as they were reported by VRS. In addition, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (CONTINUED)

K. Other Significant Accounting Policies

- Accounts receivable are reported at book value utilizing the direct write-off method for uncollectible accounts. Uncollected balances have not been significant and no allowance for uncollectible accounts is recorded;
- Other assets are reported at cost;
- Long-term leases of industrial assets are reported as sales pursuant to standards of the Governmental Accounting Standards Board.

L. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

M. Net Position

The difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by outstanding balances of bonds, notes, and other debt that are attributable to the acquisition, construction, or improvement of those assets. 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 included in this component of net position.

Restricted net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either by external parties or by law through constitutional provision or enabling legislation.

Unrestricted net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that does not meet the definition of the two preceding categories.

Sometimes the Authority will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) 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.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 2 - DEPOSITS AND INVESTMENTS:

Deposits

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 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 amounts from 50% to 130% of excess deposits. Accordingly, all deposits are considered fully collateralized.

Investments

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 & 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).

Custodial Credit Risk (Investments)

To protect against potential fraud and embezzlement, the assets of the Authority shall be secured through third-party custody and safekeeping procedures. Bearer instruments shall be held only through third-party institutions. Investment officials shall be bonded to protect the public against embezzlement and malfeasance.

Collateralized securities such as repurchase agreements shall be purchases using the delivery versus payment procedure. Unless prevailing practices or economic circumstances dictate otherwise, ownership shall be protected through third-party custodial safekeeping.

The Authority’s investments at June 30, 2025 consist solely of investment in the Commonwealth of Virginia Local Government Investment Pool.

Credit Risk of Debt Securities

The Authority’s rated investments as of June 30, 2025 were rated by Standard & Poor’s and/or an equivalent national rating organization and the ratings are presented below using the Standard & Poor’s rating scale.

Rated Debt Investments' Values	
Rated Debt Investments	AAAm
Local Government Investment Pool	\$ 450,580
Total	\$ <u>450,580</u>

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 2 - DEPOSITS AND INVESTMENTS: (CONTINUED)

Interest Rate Risk

As a means of limiting exposure to fair value losses arising from rising interest rates, the Authority’s policy limits the investment of operating funds to investments with a stated maturity of no more than 5 years from the date of purchase. The average maturity of the investment portfolio may not exceed 3 years.

Proceeds from the sale of bonds must be invested in compliance with the specific requirements of the bond covenants and may be invested in securities with longer maturities.

Investment Maturities			
		Value	Less than 1 Year
Local Government Investment Pool	\$	450,580	\$ 450,580
Total	\$	450,580	\$ 450,580

External Investment Pool

The fair value of the positions in the external investment pool (Local Government Investment Pool) is the same as the value of the pool shares. As this pool is not SEC registered, regulatory oversight of the pool rests with the Virginia State Treasury. LGIP is an amortized cost basis portfolio. There are no withdrawal limitations or restrictions imposed on participants.

Summary of Cash and Cash Equivalents

The following is a reconciliation between the types of cash and investments held by the Authority and the Statement of Net Position:

Deposits and cash on hand		\$ 1,302,417
Virginia State Treasurer’s Local Government Investment Pool		450,580
Total		\$ 1,752,997
Per Statement of Net Position:		
Cash and cash equivalents		\$ 1,302,417
Investments		450,580
Total		\$ 1,752,997

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INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 3 - CAPITAL ASSETS:

A summary of capital asset activity for the year ended June 30, 2025 is as follows:

	<u>Balance</u> <u>July 1,</u> <u>2024</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>June 30,</u> <u>2025</u>
Capital assets not being depreciated:				
Land	\$ 275,572	\$ -	\$ -	\$ 275,572
Total capital assets not being depreciated	\$ 275,572	\$ -	\$ -	\$ 275,572
Capital assets being depreciated:				
Machinery, equipment and vehicles	\$ 55,715	\$ -	\$ -	\$ 55,715
Accumulated depreciation:				
Machinery, equipment and vehicles	\$ 35,025	\$ 6,631	\$ -	\$ 41,656
Capital assets being depreciated, net	\$ 20,690	\$ (6,631)	\$ -	\$ 14,059
Capital assets, net	<u>\$ 296,262</u>	<u>\$ (6,631)</u>	<u>\$ -</u>	<u>\$ 289,631</u>

NOTE 4 - COMPENSATED ABSENCES:

The Authority recognizes a liability for compensated absences for leave time that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled (for example paid in cash to employee) during or upon separation from employment. Based on the criteria listed, two types of leave qualify for liability recognition for compensated absences - *vacation* and *sick leave*. The liability for compensated absences is reported as incurred in the financial statements and includes salary-related benefits, where applicable.

Vacation

The Authority's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment at the employee's current pay rate upon separation from employment.

Sick Leave

The Authority's policy permits employees to accumulate earned but unused sick leave. All sick leave lapses when employees leave the employ of the Authority and, upon separation from services, no monetary obligation exists. However, a liability for the estimated value of sick leave that will be used by employees as time off is included in the liability for compensated absences.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 5 - PENSION PLAN:

Plan Description

All full-time, salaried permanent employees of the Authority are automatically covered by a VRS Retirement Plan upon employment. This is an agent multiple-employer plan administered by the Virginia Retirement System (the System) along with plans for other employer groups in the Commonwealth of Virginia. Members earn one month of service credit for each month they are employed and for which they and their employer pay contributions to VRS. Members are eligible to purchase prior service, based on specific criteria as defined in the Code of Virginia, as amended. Eligible prior service that may be purchased includes prior public service, active military service, certain periods of leave, and previously refunded service.

Benefit Structures

The System administers three different benefit structures for covered employees - Plan 1, Plan 2 and Hybrid. Each of these benefit structures has different eligibility criteria, as detailed below.

- a. Employees with a membership date before July 1, 2010, vested as of January 1, 2013, and have not taken a refund, are covered under Plan 1, a defined benefit plan. Non-hazardous duty employees are eligible for an unreduced retirement benefit beginning at age 65 with at least 5 years of service credit or age 50 with at least 30 years of service credit. Non-hazardous duty employees may retire with a reduced benefit as early as age 55 with at least 5 years of service credit or age 50 with at least 10 years of service credit.
- b. Employees with a membership date from July 1, 2010 to December 31, 2013, that have not taken a refund or employees with a membership date prior to July 1, 2010 and not vested before January 1, 2013, are covered under Plan 2, a defined benefit plan. Non-hazardous duty employees are eligible for an unreduced benefit beginning at their normal social security retirement age with at least 5 years of service credit or when the sum of their age plus service credit equals 90. Non-hazardous duty employees may retire with a reduced benefit as early as age 60 with at least 5 years of service credit.
- c. Non-hazardous duty employees with a membership date on or after January 1, 2014 are covered by the Hybrid Plan combining the features of a defined benefit plan and a defined contribution plan. Plan 1 and Plan 2 members also had the option of opting into this plan during the election window held January 1 - April 30, 2014 with an effective date of July 1, 2014. Employees covered by this plan are eligible for an unreduced benefit beginning at their normal social security retirement age with at least 5 years of service credit, or when the sum of their age plus service credit equal 90. Employees may retire with a reduced benefit as early as age 60 with at least 5 years of service credit. For the defined contribution component, members are eligible to receive distributions upon leaving employment, subject to restrictions.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 5 - PENSION PLAN: (CONTINUED)

Average Final Compensation and Service Retirement Multiplier

The VRS defined benefit is a lifetime monthly benefit based on a retirement multiplier as a percentage of the employee's average final compensation multiplied by the employee's total service credit. Under Plan 1, average final compensation is the average of the employee's 36 consecutive months of highest compensation and the multiplier is 1.70% for non-hazardous duty employees. Under Plan 2, average final compensation is the average of the employee's 60 consecutive months of highest compensation and the retirement multiplier is 1.65% for non-hazardous duty employees. Under the Hybrid Plan, average final compensation is the average of the employee's 60 consecutive months of highest compensation and the multiplier is 1.00%. For members who opted into the Hybrid Retirement Plan from Plan 1 or Plan 2, the applicable multipliers for those plans will be used to calculate the retirement benefit for service credited in those plans.

Cost-of-Living Adjustment (COLA) in Retirement and Death and Disability Benefits

Retirees with an unreduced benefit or with a reduced benefit with at least 20 years of service credit are eligible for an annual COLA beginning July 1 after one full calendar year from the retirement date. Retirees with a reduced benefit and who have less than 20 years of service credit are eligible for an annual COLA beginning on July 1 after one calendar year following the unreduced retirement eligibility date. Under Plan 1, the COLA cannot exceed 5.00%. Under Plan 2 and the Hybrid Plan, the COLA cannot exceed 3.00%. The VRS also provides death and disability benefits. Title 51.1 of the [Code of Virginia](#), as amended, assigns the authority to establish and amend benefit provisions to the General Assembly of Virginia.

Employees Covered by Benefit Terms

As of the June 30, 2023 actuarial valuation, the following employees were covered by the benefit terms of the pension plan:

	<u>Number</u>
Inactive members or their beneficiaries currently receiving benefits	3
Inactive members:	
Vested inactive members	1
Inactive members active elsewhere in VRS	<u>2</u>
Total inactive members	3
Active members	<u>3</u>
Total covered employees	<u>9</u>

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 5 - PENSION PLAN: (CONTINUED)

Contributions

The contribution requirement for active employees is governed by §51.1-145 of the Code of Virginia, as amended, but may be impacted as a result of funding options provided to political subdivisions by the Virginia General Assembly. Employees are required to contribute 5.00% of their compensation toward their retirement.

The Authority's contractually required employer contribution rate for the year ended June 30, 2025 was 2.25% of covered employee compensation. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2023.

This rate, when combined with employee contributions, was expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. Contributions to the pension plan from the Authority were \$2,623 and \$10,834 for the years ended June 30, 2025 and June 30, 2024, respectively.

The defined contributions component of the Hybrid plan includes member and employer mandatory and voluntary contributions. The Hybrid plan member must contribute a mandatory rate of 1% of their covered payroll. The employer must also contribute a mandatory rate of 1% of this covered payroll, which totaled \$338 for the year ended June 30, 2025. Hybrid plan members may also elect to contribute an additional voluntary rate of up to 4% of their covered payroll, which would require the employer a mandatory additional contribution rate of up to 2.5%. This additional employer mandatory contribution totaled \$0 for the year ended June 30, 2025. The total Hybrid plan participant covered payroll totaled \$34,763 for the year ended June 30, 2025.

Net Pension Asset

The net pension asset (NPA) is calculated separately for each employer and represents that particular employer's total pension liability determined in accordance with GASB Statement No. 68, less that employer's fiduciary net position. For the Authority, the net pension asset was measured as of June 30, 2024. The total pension liability used to calculate the net pension asset was determined by an actuarial valuation performed as of June 30, 2023 rolled forward to the measurement date of June 30, 2024.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 5 - PENSION PLAN: (CONTINUED)

Actuarial Assumptions - General Employees

The total pension liability for General Employees in the Authority's Retirement Plan was based on an actuarial valuation as of June 30, 2023, using the Entry Age Normal actuarial cost method and the following assumptions, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2024.

Inflation	2.50%
Salary increases, including inflation	3.50% - 5.35%
Investment rate of return	6.75%, net of pension plan investment expense, including inflation

Mortality rates:

All Others (Non-10 Largest) - Non-Hazardous Duty: 15% of deaths are assumed to be service related

Pre-Retirement:

Pub-2010 Amount Weighted Safety Employee Rates projected generationally; 95% of rates for males; 105% of rates for females set forward 2 years

Post-Retirement:

Pub-2010 Amount Weighted Safety Healthy Retiree Rates projected generationally; 110% of rates for males; 105% of rates for females set forward 3 years

Post-Disablement:

Pub-2010 Amount Weighted General Disabled Rates projected generationally; 95% of rates for males set back 3 years; 90% of rates for females set back 3 years

Beneficiaries and Survivors:

Pub-2010 Amount Weighted Safety Contingent Annuitant Rates projected generationally; 110% of rates for males and females set forward 2 years

Mortality Improvement:

Rates projected generationally with Modified MP-2020 Improvement Scale that is 75% of the MP-2020 rates

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 5 - PENSION PLAN: (CONTINUED)

Actuarial Assumptions - General Employees: (Continued)

The actuarial assumptions used in the June 30, 2023 valuation were based on the results of an actuarial experience study for the period from July 1, 2016 through June 30, 2020. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

All Others (Non-10 Largest) - Non-Hazardous Duty:

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Update to Pub-2010 public sector mortality tables. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020
Retirement Rates	Adjusted rates to better fit experience for Plan 1; set separate rates based on experience for Plan 2/Hybrid; changed final retirement age
Withdrawal Rates	Adjusted rates to better fit experience at each age and service decrement through 9 years of service
Disability Rates	No change
Salary Scale	No change
Discount Rate	No change

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INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 5 - PENSION PLAN: (CONTINUED)

Long-Term Expected Rate of Return

The long-term expected rate of return on pension System investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of pension System investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target asset allocation and best estimate of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class (Strategy)	Long-Term Target Asset Allocation	Arithmetic Long-term Expected Rate of Return	Weighted Average Long-term Expected Rate of Return*
Public Equity	32.00%	6.70%	2.14%
Fixed Income	16.00%	5.40%	0.86%
Credit Strategies	16.00%	8.10%	1.30%
Real Assets	15.00%	7.20%	1.08%
Private Equity	15.00%	8.70%	1.31%
PIP - Private Investment Partnerships	1.00%	8.00%	0.08%
Diversifying Strategies	6.00%	5.80%	0.35%
Cash	2.00%	3.00%	0.06%
Leverage	-3.00%	3.50%	-0.11%
Total	100.00%		7.07%
		Expected arithmetic nominal return**	7.07%

* The above allocation provides a one-year expected return of 7.07% (includes 2.50% inflation assumption). However, one-year returns do not take into account the volatility present in each of the asset classes. In setting the long-term expected return for the System, stochastic projections are employed to model future returns under various economic conditions. These results provide a range of returns over various time periods that ultimately provide a median return of 7.10%, including expected inflation of 2.50%.

** On June 15, 2023, the VRS Board elected a long-term rate of return of 6.75%, which was roughly at the 45th percentile of expected long-term results of the VRS fund asset allocation at that time, providing a median return of 7.14%, including expected inflation of 2.50%.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 5 - PENSION PLAN: (CONTINUED)

Discount Rate

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that System member contributions will be made per the VRS Statutes and the employer contributions will be made in accordance with the VRS funding policy at rates equal to the difference between actuarially determined contribution rates adopted by the VRS Board of Trustees and the member rate. For the year ended June 30, 2024, the employer contribution rate was 100% of the actuarially determined employer contribution rate from the June 30, 2023 actuarial valuations. From July 1, 2024 on, participating employers are assumed to continue to contribute 100% of the actuarially determined contribution rates. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Net Pension Liability (Asset)

	<u>Increase (Decrease)</u>		
	<u>Total</u>	<u>Plan</u>	<u>Net</u>
	<u>Pension</u>	<u>Fiduciary</u>	<u>Pension</u>
	<u>Liability</u>	<u>Net Position</u>	<u>Liability (Asset)</u>
	<u>(a)</u>	<u>(b)</u>	<u>(a) - (b)</u>
Balances at June 30, 2023	\$ 370,249	\$ 572,749	\$ (202,500)
Changes for the year:			
Service cost	\$ 27,412	\$ -	\$ 27,412
Interest	26,174	-	26,174
Differences between expected and actual experience	695	-	695
Contributions - employer	-	10,834	(10,834)
Contributions - employee	-	6,567	(6,567)
Net investment income	-	55,754	(55,754)
Benefit payments, including refunds of employee contributions	(19,785)	(19,785)	-
Administrative expenses	-	(348)	348
Other changes	-	13	(13)
Net changes	<u>\$ 34,496</u>	<u>\$ 53,035</u>	<u>\$ (18,539)</u>
Balances at June 30, 2024	<u>\$ 404,745</u>	<u>\$ 625,784</u>	<u>\$ (221,039)</u>

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 5 - PENSION PLAN: (CONTINUED)

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liability (asset) of the Authority using the discount rate of 6.75%, as well as what the Authority's net pension liability (asset) would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current rate:

	<u>Rate</u>		
	<u>1% Decrease</u>	<u>Current Discount</u>	<u>1% Increase</u>
	<u>(5.75%)</u>	<u>(6.75%)</u>	<u>(7.75%)</u>
Net Pension Liability (Asset) \$	(174,083) \$	(221,039) \$	(257,930)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended June 30, 2025, the Authority recognized pension expense of (\$65,521). At June 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 424	\$ 43,668
Net difference between projected and actual earnings on pension plan investments	-	15,965
Employer contributions subsequent to the measurement date	<u>2,623</u>	<u>-</u>
Total	<u>\$ 3,047</u>	<u>\$ 59,633</u>

\$2,623 was reported as deferred outflows of resources related to pensions resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the Net Pension Asset in the fiscal year ending June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future reporting periods as follows:

<u>Year ended June 30</u>	
2026	\$ (56,945)
2027	4,368
2028	(3,195)
2029	(3,437)
2030	-
Thereafter	-

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 5 - PENSION PLAN: (CONTINUED)

Pension Plan Data

Information about the VRS Political Subdivision Retirement Plan is also available in the separately issued VRS 2024 Annual Comprehensive Financial Report (Annual Report). A copy of the 2024 VRS Annual Report may be downloaded from the VRS website at <http://www.varetire.org/Pdf/Publications/2024-annual-report.pdf>, or by writing to the System’s Chief Financial Officer at P.O. Box 2500, Richmond, VA 23218-2500.

NOTE 6 - INVESTMENT IN INDUSTRIAL ASSETS:

The Authority funded an expansion of the Town of Lawrenceville’s water treatment plant. This investment is valued at \$4,202,886 and is being amortized over a 40 year life. In return for this investment, the Authority receives a share of revenues created by the plant expansion. Amortization expense for fiscal year ended June 30, 2025 was \$105,072. Accumulated amortization as of June 30, 2025 was \$2,166,900.

In 2015, the Authority entered into an agreement with Dominion Energy for water and wastewater expansion to service the new plant operations. The Authority has a total investment in the project of \$5,325,411 that is being amortized over a 40 year life. Amortization expense for fiscal year ended June 30, 2025 was \$133,136, and accumulated amortization was \$1,342,234 as of June 30, 2025.

In 2018, the Authority entered into an agreement with the Town of Lawrenceville, Virginia to develop the Southern States warehouse into a space that is suitable for food packaging, for a total investment of \$668,440 and is being amortized over 40 years. Amortization expense for fiscal year ended June 30, 2025 was \$16,711 and accumulated amortization was \$100,266 as of June 30, 2025.

Details of the Authority’s investment in Industrial Assets are as follows:

	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Net Industrial Assets</u>
Water Treatment Plant	\$ 4,202,886	\$ (2,166,900)	\$ 2,035,986
Dominion Plant Water Line Improvements	5,325,411	(1,342,234)	3,983,177
Southern States Warehouse	668,440	(100,266)	568,174
	<u>\$ 10,196,737</u>	<u>\$ (3,609,400)</u>	<u>\$ 6,587,337</u>
Total Industrial Assets	<u>\$ 10,196,737</u>	<u>\$ (3,609,400)</u>	<u>\$ 6,587,337</u>

NOTE 7 - LAND AND IMPROVEMENTS HELD FOR SALE:

The Authority has invested \$2,022,250 in a 114 acre site adjacent to Route 1 in the Town of Alberta. The Park was named the I-85 Business Center Park to attract small to medium size manufacturers and service industries.

The Authority has purchased and improved the Sledge & Barkley building from Robert L. Dobbs in the amount of \$1,272,356. The property consists of five lots.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 7 - LAND AND IMPROVEMENTS HELD FOR SALE: (CONTINUED)

The Authority has purchased and improved the property located at 121 W. Hicks Street, Lawrenceville, Virginia from Tammy Elizabeth Edwards in the amount of \$102,328. This property was sold in fiscal year 2025.

The Authority has purchased and improved the property located at 127/129 W. Hicks Street, Lawrenceville, Virginia in the amount of \$263,289.

The Authority has purchased and improved the property located at 139 W. Hicks Street, Lawrenceville, Virginia in the amount of \$45,000.

The Authority has purchased and improved the property located at 304 New Hicks Street, Lawrenceville, Virginia in the amount of \$90,780.

NOTE 8 - NOTES RECEIVABLE:

The Authority holds notes receivable for amounts due on sale of inventory and property:

In 2021, the Authority sold property located at 304 New Hicks Street for \$70,000, to be paid monthly over 3 years, at 5% interest, with a balloon payment for the outstanding balance that was due in October 2023. During fiscal year 2025, the Authority reclaimed this property in the amount of \$90,780.

In 2022, the Authority issued a \$14,000 note to the operator at 319 N. Main Street, to be paid monthly over 3 years at 4% interest. The balance due at June 30, 2025 was \$8,831.

In 2022, the Authority sold property located at 315 and 319 N. Main Street for \$415,000 to be paid monthly over 7 years at 2.5% interest, with a balloon payment for the outstanding balance due on March 15, 2026. The balance due at June 30, 2025 was \$368,268.

In 2022, the Authority sold property located at 139 W. Hicks Street in 2022 for \$208,000 to be paid monthly over 3 years at 5% interest, with a balloon payment for the outstanding balance due at the end of the third year. During fiscal year 2025, the Authority reclaimed this property in the amount of \$45,000.

In 2022, the Authority issued a \$9,075 note to be paid monthly over 3 years at 2% interest. The balance due at June 30, 2025 was \$2,498.

In 2025, the Authority issued a \$35,000 note to the operator at 121 W. Hicks Street, to be paid monthly over 5 years at 3% interest. The balance due at June 30, 2025 was \$35,000.

NOTE 9 - NET POSITION:

The Authority has net position as follows:

Capital Assets (Note 3)	\$ 289,631
Investment in Industrial Assets (net of amortization of \$3,609,399 (Note 5))	<u>6,587,337</u>
Net investment in capital assets	<u>\$ 6,876,968</u>
Restricted for net pension asset	<u>\$ 221,039</u>
Total unrestricted	<u>\$ 5,790,010</u>

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 10 - INTERGOVERNMENTAL AND INDUSTRIAL AGREEMENTS:

Industrial Development Agreements

In pursuit of advancing economic development, Industrial Development Authority of Brunswick County has entered into agreements with industries, the Commonwealth of Virginia and other local governments. These agreements are complex and vary in their terms, length, and extent of legal and financial commitment accruing to the Authority. A summary of the significant agreements follows:

Town of Lawrenceville, Virginia

The Authority funded an expansion of the Lawrenceville Water Treatment Plant capacity by one million gallons per day of treatment capacity. By contract, the Authority owns the entire 1,000,000 gallons of additional treatment capacity, and as a result, that water capacity constitutes a substantial asset of the Authority. In addition, the Authority is entitled to receive a share of the water charges to users identified as “Authority customers,” defined as all customers (except residential) located outside the Town boundaries who/which connect to the Town’s water system after the date of the Lawrenceville/IDA contract. The share of the Authority has been pegged at 46.7%, which the parties determined to represent that share of water charges representing capital recovery costs (as opposed to operation and maintenance costs, which are retained by the Town).

County of Brunswick, Virginia

Under arrangements similar to that between the Authority and the Virginia Department of Corrections, the Authority issued bonds for the construction of a new Courthouse facility for Brunswick County. The payments from the County to the Authority equal the Authority’s obligation to the bond holders.

Industrial Development Authority of Mecklenburg County, Virginia

One funding source for the Roanoke River Regional Business Park (RRRBP) project was an Industrial Development Grant in the sum of \$1,298,600. The RRRBP property is owned jointly by the Authority and the Industrial Development Authority of Mecklenburg County. The Authority has been designated as the administrator of that \$1,298,600 grant. The Authority has entered into a contractual arrangement with the Industrial Development Authority of Mecklenburg County for operation of the RRRBP, which is owned jointly and equally by the two Authorities.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 11 - CONDUIT DEBT OBLIGATIONS:

From time to time, the Authority has issued Industrial Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the Authority, the State, nor any political subdivision thereof, is obligated in any matter for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. See Note 12 for additional information on bond filing fees and service fees. Bonds issued by the Authority include the following:

Industrial Development Authority of Brunswick County, Virginia Lease Revenue Note, Series 2004A, issued September 14, 2004 (School Improvement/ Renovation Project)	\$ 7,500,000
Industrial Development Authority of Brunswick County, Virginia Lease Revenue Note, Series 2004B, issued September 14, 2004 (School Improvement/ Renovation Project)	850,000
Industrial Development Authority of Brunswick County, Virginia Lease Revenue Note, Series 2003, issued December 31, 2003 (Brunswick Academy Association)	2,000,000
Industrial Development Authority of Brunswick County, Virginia Lease Revenue Note, Series 2002, issued July 31, 2002 (Saint Paul's College Project)	1,800,000
Industrial Development Authority of Brunswick County, Virginia Lease Revenue Bonds, Series 1997, issued December 5, 1997 (Brunswick County Courthouse Facilities)	4,000,000
Industrial Development Authority of Brunswick County, Virginia Lease Revenue Bonds, Series 1996, issued July 11, 1996 (Commonwealth of Virginia Correctional Facility)	58,095,000
Industrial Development Authority of Brunswick County, Virginia Exempt Facility Revenue Bonds, Series 1996, issued December 16, 1996 (Aegis Waste Solutions, Inc. Project)	5,200,000

NOTE 12 - SOURCES OF REVENUE:

Each business entity applying for tax-exempt industrial revenue bonds must pay a filing fee unless waived by the Authority. If bonds are subsequently issued, the entity must then pay an annual service fee until the bonds are retired.

NOTE 13 - GROUP LIFE INSURANCE (GLI) PLAN (OPEB PLAN):

Plan Description

The Group Life Insurance (GLI) Plan was established pursuant to §51.1-500 et seq. of the Code of Virginia, as amended, and which provides the authority under which benefit terms are established or may be amended. All full-time, salaried permanent employees of the state agencies, teachers, and employees of participating political subdivisions are automatically covered by the VRS GLI Plan upon employment. This is a cost-sharing multiple-employer plan administered by the Virginia Retirement System (the System), along with pensions and other OPEB plans, for public employer groups in the Commonwealth of Virginia.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 13 - GROUP LIFE INSURANCE (GLI) PLAN (OPEB PLAN): (CONTINUED)

Plan Description (Continued)

In addition to the Basic GLI benefit, members are also eligible to elect additional coverage for themselves as well as a spouse or dependent children through the Optional GLI Plan. For members who elect the optional group life insurance coverage, the insurer bills employers directly for the premiums. Employers deduct these premiums from members' paychecks and pay the premiums to the insurer. Since this is a separate and fully insured plan, it is not included as part of the GLI Plan OPEB.

The specific information for GLI OPEB, including eligibility, coverage and benefits is described below:

Eligible Employees

The GLI Plan was established July 1, 1960, for state employees, teachers, and employees of political subdivisions that elect the plan. Basic GLI coverage is automatic upon employment. Coverage ends for employees who leave their position before retirement eligibility or who take a refund of their accumulated retirement member contributions and accrued interest.

Benefit Amounts

The GLI Plan is a defined benefit plan with several components. The natural death benefit is equal to the employee's covered compensation rounded to the next highest thousand and then doubled. The accidental death benefit is double the natural death benefit. In addition to basic natural and accidental death benefits, the plan provides additional benefits provided under specific circumstances that include the following: accidental dismemberment benefit, seatbelt benefit, repatriation benefit, felonious assault benefit, and accelerated death benefit option. The benefit amounts are subject to a reduction factor. The benefit amount reduces by 25% on January 1 following one calendar year of separation. The benefit amount reduces by an additional 25% on each subsequent January 1 until it reaches 25% of its original value. For covered members with at least 30 years of service credit, the minimum benefit payable was set at \$8,000 by statute in 2015. This will be increased annually based on the VRS Plan 2 cost-of-living adjustment calculation. The minimum benefit adjusted for the COLA was \$9,532 as of June 30, 2025.

Contributions

The contribution requirements for the GLI Plan are governed by §51.1-506 and §51.1-508 of the Code of Virginia, as amended, but may be impacted as a result of funding provided to state agencies and school divisions by the Virginia General Assembly. The total rate for the GLI Plan was 1.18% of covered employee compensation. This was allocated into an employee and an employer component using a 60/40 split. The employee component was 0.71% (1.18% x 60%) and the employer component was 0.47% (1.18% x 40%). Employers may elect to pay all or part of the employee contribution; however, the employer must pay all of the employer contribution. Each employer's contractually required employer contribution rate for the year ended June 30, 2025, was 0.47% of covered employee compensation. This rate was the final approved General Assembly rate, which was based on an actuarially determined rate from an actuarial valuation as of June 30, 2023. The actuarially determined rate, when combined with employee contributions, was expected to finance the costs of benefits payable during the year, with an additional amount to finance any unfunded accrued liability. Contributions to the GLI Plan from the entity were \$548 and \$806 for the years ended June 30, 2025 and June 30, 2024, respectively.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 13 - GROUP LIFE INSURANCE (GLI) PLAN (OPEB PLAN): (CONTINUED)

GLI OPEB Liabilities, GLI OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to the GLI Plan OPEB

At June 30, 2025, the entity reported a liability of \$6,472 for its proportionate share of the Net GLI OPEB Liability. The Net GLI OPEB Liability was measured as of June 30, 2024 and the total GLI OPEB liability used to calculate the Net GLI OPEB Liability was determined by an actuarial valuation performed as of June 30, 2023, and rolled forward to the measurement date of June 30, 2024. The covered employer’s proportion of the Net GLI OPEB Liability was based on the covered employer’s actuarially determined employer contributions to the GLI Plan for the year ended June 30, 2024 relative to the total of the actuarially determined employer contributions for all participating employers. At June 30, 2024, the participating employer’s proportion was .00058% as compared to .00087% at June 30, 2023.

For the year ended June 30, 2025, the participating employer recognized GLI OPEB expense of \$434. Since there was a change in proportionate share between measurement dates, a portion of the GLI OPEB expense was related to deferred amounts from changes in proportion.

At June 30, 2025, the employer reported deferred outflows of resources and deferred inflows of resources related to the GLI OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 1,021	\$ 158
Net difference between projected and actual earnings on GLI OPEB Plan investments	-	546
Change in assumptions	37	321
Change in proportion	1,315	3,217
Employer contributions subsequent to the measurement date	<u>548</u>	<u>-</u>
Total	<u>\$ 2,921</u>	<u>\$ 4,242</u>

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
 (A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
 As of June 30, 2025 (Continued)

NOTE 13 - GROUP LIFE INSURANCE (GLI) PLAN (OPEB PLAN): (CONTINUED)

GLI OPEB Liabilities, GLI OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to the GLI Plan OPEB (Continued)

\$548 was reported as deferred outflows of resources related to the GLI OPEB resulting from the employer’s contributions subsequent to the measurement date will be recognized as a reduction of the Net GLI OPEB Liability in the fiscal year ending June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the GLI OPEB will be recognized in the GLI OPEB expense in future reporting periods as follows:

<u>Year Ended June 30</u>		
2026	\$	(270)
2027		(248)
2028		(354)
2029		(572)
2030		(425)
Thereafter		-

Actuarial Assumptions

The total GLI OPEB liability was based on an actuarial valuation as of June 30, 2023, using the Entry Age Normal actuarial cost method and the following assumptions, applied to all periods included in the measurement and rolled forward to the measurement date of June 30, 2024. The assumptions include several employer groups. Salary increases and mortality rates included herein are for relevant employer groups. Information for other groups can be referenced in the VRS Annual Report.

Inflation	2.50%
Salary increases, including inflation:	
Locality - General employees	3.50%-5.35%
Investment rate of return	6.75%, net of investment expenses, including inflation

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 13 - GROUP LIFE INSURANCE (GLI) PLAN (OPEB PLAN): (CONTINUED)

Actuarial Assumptions (Continued)

Mortality Rates - Non-Largest Ten Locality Employers - General Employees

Pre-Retirement:

Pub-2010 Amount Weighted Safety Employee Rates projected generationally; males set forward 2 years; 105% of rates for females set forward 3 years

Post-Retirement:

Pub-2010 Amount Weighted Safety Healthy Retiree Rates projected generationally; 95% of rates for males set forward 2 years; 95% of rates for females set forward 1 year

Post-Disablement:

Pub-2010 Amount Weighted General Disabled Rates projected generationally; 110% of rates for males set forward 3 years; 110% of rates for females set forward 2 years

Beneficiaries and Survivors:

Pub-2010 Amount Weighted Safety Contingent Annuitant Rates projected generationally

Mortality Improvement Scale:

Rates projected generationally with Modified MP-2020 Improvement Scale that is 75% of the MP-2020 rates

The actuarial assumptions used in the June 30, 2023 valuation were based on the results of an actuarial experience study for the period from July 1, 2016 through June 30, 2020. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Update to Pub-2010 public sector mortality tables. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020
Retirement Rates	Adjusted rates to better fit experience for Plan 1; set separate rates based on experience for Plan 2/Hybrid; changed final retirement age from 75 to 80 for all
Withdrawal Rates	Adjusted rates to better fit experience at each age and service decrement through 9 years of service
Disability Rates	No change
Salary Scale	No change
Discount Rate	No change

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 13 - GROUP LIFE INSURANCE (GLI) PLAN (OPEB PLAN): (Continued)

NET GLI OPEB Liability

The net OPEB liability (NOL) for the GLI Plan represents the plan's total OPEB liability determined in accordance with GASB Statement No. 74, less the associated fiduciary net position. As of the measurement date of June 30, 2024, NOL amounts for the GLI Plan are as follows (amounts expressed in thousands):

	<u>GLI OPEB Plan</u>
Total GLI OPEB Liability	\$ 4,196,055
Plan Fiduciary Net Position	<u>3,080,133</u>
GLI Net OPEB Liability (Asset)	<u>\$ 1,115,922</u>
Plan Fiduciary Net Position as a Percentage of the Total GLI OPEB Liability	73.41%

The total GLI OPEB liability is calculated by the System's actuary, and each plan's fiduciary net position is reported in the System's financial statements. The net GLI OPEB liability is disclosed in accordance with the requirements of GASB Statement No. 74 in the System's notes to the financial statements and required supplementary information.

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INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 13 - GROUP LIFE INSURANCE (GLI) PLAN (OPEB PLAN): (CONTINUED)

Long-Term Expected Rate of Return

The long-term expected rate of return on the System’s investments was determined using a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of System’s investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target asset allocation and best estimate of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class (Strategy)</u>	<u>Long-Term Target Asset Allocation</u>	<u>Arithmetic Long-term Expected Rate of Return</u>	<u>Weighted Average Long-term Expected Rate of Return*</u>
Public Equity	32.00%	6.70%	2.14%
Fixed Income	16.00%	5.40%	0.86%
Credit Strategies	16.00%	8.10%	1.30%
Real Assets	15.00%	7.20%	1.08%
Private Equity	15.00%	8.70%	1.31%
PIP - Private Investment Partnerships	1.00%	8.00%	0.08%
Diversifying Strategies	6.00%	5.80%	0.35%
Cash	2.00%	3.00%	0.06%
Leverage	-3.00%	3.50%	-0.11%
Total	<u>100.00%</u>		<u>7.07%</u>
		Expected arithmetic nominal return**	<u>7.07%</u>

*The above allocation provides a one-year expected return of 7.07% (includes 2.50% inflation assumption). However, one-year returns do not take into account the volatility present in each of the asset classes. In setting the long-term expected return for the System, stochastic projections are employed to model future returns under various economic conditions. These results provide a range of returns over various time periods that ultimately provide a median return of 7.10%, including expected inflation of 2.50%.

** On June 15, 2023, the VRS Board elected a long-term rate of return of 6.75%, which was roughly at the 45th percentile of expected long-term results of the VRS fund asset allocation at that time, providing a median return of 7.14%, including expected inflation of 2.50%.

Discount Rate

The discount rate used to measure the total GLI OPEB liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employer contributions will be made in accordance with the VRS funding policy and at rates equal to the actuarially determined contribution rates adopted by the VRS Board of Trustees.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 13 - GROUP LIFE INSURANCE (GLI) PLAN (OPEB PLAN): (CONTINUED)

Discount Rate (Continued)

Through the fiscal year ended June 30, 2024, the rate contributed by the entity for the GLI OPEB will be subject to the portion of the VRS Board-certified rates that are funded by the Virginia General Assembly which was 113% of the actuarially determined contribution rate. From July 1, 2024 on, employers are assumed to continue to contribute 100% of the actuarially determined contribution rates. Based on those assumptions, the GLI OPEB’s fiduciary net position was projected to be available to make all projected future benefit payments of eligible employees. Therefore, the long-term expected rate of return was applied to all periods of projected benefit payments to determine the total GLI OPEB liability.

Sensitivity of the Employer’s Proportionate Share of the Net GLI OPEB Liability to Changes in the Discount Rate

The following presents the employer’s proportionate share of the net GLI OPEB liability using the discount rate of 6.75%, as well as what the employer’s proportionate share of the net GLI OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current rate:

	Rate		
	1% Decrease (5.75%)	Current Discount (6.75%)	1% Increase (7.75%)
Board's proportionate share of the GLI Plan Net OPEB Liability	\$ 10,065	\$ 6,472	\$ 3,570

GLI Program Fiduciary Net Position

Detailed information about the GLI Program’s Fiduciary Net Position is available in the separately issued VRS 2024 Annual Comprehensive Financial Report (Annual Report). A copy of the 2024 VRS Annual Report may be downloaded from the VRS website at <http://www.varetire.org/Pdf/Publications/2024-annual-report.pdf>, or by writing to the System’s Chief Financial Officer at P.O. Box 2500, Richmond, VA, 23218-2500.

NOTE 14 - LITIGATION:

At June 30, 2025, there were no matters of litigation involving the IDA which would materially affect the IDA’s financial position should any court decisions on pending matters not be favorable.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements
As of June 30, 2025 (Continued)

NOTE 15 - UPCOMING PRONOUNCEMENTS:

Statement No. 103, *Financial Reporting Model Improvements*, improves key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025.

Statement No. 104, *Disclosure of Certain Capital Assets*, requires certain types of assets (lease assets, subscription assets, intangible right-to-use assets, and other intangible assets) to be disclosed separately in the capital asset note disclosures by major class of underlying asset. It also requires additional disclosures for capital assets held for sale. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025.

Implementation Guide No. 2025-1, *Implementation Guidance Update—2025*, effective for fiscal years beginning after June 15, 2025.

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

NOTE 16 - CHANGE IN ACCOUNTING PRINCIPLE:

During the year ended June 30, 2025, the Authority implemented GASB Statement No. 101, *Compensated Absences*. This Statement establishes recognition and measurement guidance for compensated absences that are attributable to services already rendered and that are expected to be paid or settled. Implementation of this Statement required the recognition of a liability for certain leave benefits previously unrecorded or measured differently under prior standards.

The adoption of GASB 101 resulted in a restatement of beginning net position as shown in Note 17 below.

NOTE 17 - RESTATEMENT OF BEGINNING BALANCES:

The beginning net position as of July 1, 2024, has been restated to reflect the cumulative effect of implementing GASB Statement No. 101, *Compensated Absences*.

The impact on beginning net position is as follows:

Net position as reported at July 1, 2024	\$ 13,242,892
Restatement: GASB 101 Compensated absences	<u>(9,725)</u>
Net position as restated at July 1, 2024	<u>\$ 13,233,167</u>

NOTE 18 - SUBSEQUENT EVENT:

On August 12, 2025, the IDA Board approved a resolution to issue up to \$8 million in multifamily tax-exempt revenue bonds for Pinecrest Apartments.

REQUIRED SUPPLEMENTARY INFORMATION

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INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA

(A Component Unit of County of Brunswick, Virginia)

Schedule of Changes in Net Pension Liability (Asset) and Related Ratios

For the Measurement Dates of June 30, 2015 through June 30, 2024

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Total pension liability				
Service cost	\$ 27,412	\$ 22,026	\$ 17,420	\$ 14,118
Interest	26,174	35,031	32,954	28,548
Changes of assumptions	-	-	-	23,248
Differences between expected and actual experience	695	(174,018)	(3,519)	5,636
Benefit payments, including refunds of employee contributions	<u>(19,785)</u>	<u>(19,492)</u>	<u>(21,891)</u>	<u>(25,481)</u>
Net change in total pension liability	\$ 34,496	\$ (136,453)	\$ 24,964	\$ 46,069
Total pension liability - beginning	<u>370,249</u>	<u>506,702</u>	<u>481,738</u>	<u>435,669</u>
Total pension liability - ending (a)	<u>\$ 404,745</u>	<u>\$ 370,249</u>	<u>\$ 506,702</u>	<u>\$ 481,738</u>
Plan fiduciary net position				
Contributions - employer	\$ 10,834	\$ 13,769	\$ 9,397	\$ 7,660
Contributions - employee	6,567	9,074	8,601	6,888
Net investment income	55,754	34,987	(762)	117,680
Benefit payments, including refunds of employee contributions	(19,785)	(19,492)	(21,891)	(25,481)
Administrative expense	(348)	(337)	(332)	(295)
Other	13	14	13	11
Net change in plan fiduciary net position	\$ 53,035	\$ 38,015	\$ (4,974)	\$ 106,463
Plan fiduciary net position - beginning	<u>572,749</u>	<u>534,734</u>	<u>539,708</u>	<u>433,245</u>
Plan fiduciary net position - ending (b)	<u>\$ 625,784</u>	<u>\$ 572,749</u>	<u>\$ 534,734</u>	<u>\$ 539,708</u>
Authority's net pension liability (asset) - ending (a) - (b)	<u>\$ (221,039)</u>	<u>\$ (202,500)</u>	<u>\$ (28,032)</u>	<u>\$ (57,970)</u>
Plan fiduciary net position as a percentage of the total pension liability	154.61%	154.69%	105.53%	112.03%
Covered payroll	\$ 149,250	\$ 204,436	\$ 193,869	\$ 158,988
Authority's net pension liability (asset) as a percentage of covered payroll	-148.10%	-99.05%	-14.46%	-36.46%

	2020	2019	2018	2017	2016	2015
\$	22,595	\$ 5,977	\$ 19,165	\$ 5,475	\$ 5,338	\$ 5,280
	25,142	23,377	22,150	21,942	19,780	18,364
	-	8,690	-	(16,105)	-	-
	27,972	25,197	(4,172)	1,621	10,927	1,693
	(25,028)	(24,432)	(14,773)	(5,161)	(5,155)	(5,072)
\$	50,681	\$ 38,809	\$ 22,370	\$ 7,772	\$ 30,890	\$ 20,265
	384,988	346,179	323,809	316,037	285,147	264,882
\$	<u>435,669</u>	<u>\$ 384,988</u>	<u>\$ 346,179</u>	<u>\$ 323,809</u>	<u>\$ 316,037</u>	<u>\$ 285,147</u>

\$	8,953	\$ 8,313	\$ -	\$ -	\$ 11,739	\$ 11,547
	7,097	6,494	4,055	6,208	6,008	5,909
	8,261	27,446	29,530	43,523	6,339	14,624
	(25,028)	(24,432)	(14,773)	(5,161)	(5,155)	(5,072)
	(285)	(274)	(260)	(246)	(200)	(185)
	(10)	(17)	(26)	(39)	(3)	(5)
\$	(1,012)	\$ 17,530	\$ 18,526	\$ 44,285	\$ 18,728	\$ 26,818
	434,257	416,727	398,201	353,916	335,188	308,370
\$	<u>433,245</u>	<u>\$ 434,257</u>	<u>\$ 416,727</u>	<u>\$ 398,201</u>	<u>\$ 353,916</u>	<u>\$ 335,188</u>

\$	<u>2,424</u>	<u>\$ (49,269)</u>	<u>\$ (70,548)</u>	<u>\$ (74,392)</u>	<u>\$ (37,879)</u>	<u>\$ (50,041)</u>
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	99.44%	112.80%	120.38%	122.97%	111.99%	117.55%
\$	162,549	\$ 139,872	\$ 81,107	\$ 124,163	\$ 120,153	\$ 118,184
	1.49%	-35.22%	-86.98%	-59.91%	-31.53%	-42.34%

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of County of Brunswick, Virginia)

Schedule of Employer Contributions - Pension Plan
Years Ended June 30, 2016 through June 30, 2025

<u>Date</u>	<u>Contractually Required Contribution (1)*</u>	<u>Contributions in Relation to Contractually Required Contribution (2)</u>	<u>Contribution Deficiency (Excess) (3)</u>	<u>Employer's Covered Payroll (4)</u>	<u>Contributions as a % of Covered Payroll (5)</u>
2025	\$ 2,623	\$ 2,623	\$ -	\$ 116,584	2.25%
2024	10,834	10,834	-	149,250	7.26%
2023	13,770	13,770	-	204,436	6.74%
2022	9,397	9,397	-	193,869	4.85%
2021	7,660	7,660	-	158,988	4.82%
2020	8,870	8,870	-	162,549	5.46%
2019	8,312	8,312	-	139,872	5.94%
2018	-	-	-	81,107	0.00%
2017	-	-	-	124,163	0.00%
2016	11,739	11,739	-	120,153	9.77%

*Excludes contributions (mandatory and match on voluntary) to the defined contribution portion of the Hybrid plan.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA

(A Component Unit of County of Brunswick, Virginia)

Notes to Required Supplementary Information - Pension Plan
Year Ended June 30, 2025

Changes of benefit terms - There have been no actuarially material changes to the System benefit provisions since the prior actuarial valuation.

Changes of assumptions - The actuarial assumptions used in the June 30, 2023 valuation were based on the results of an actuarial experience study for the period from July 1, 2016 through June 30, 2020. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

All Others (Non 10 Largest) - Non-Hazardous Duty:

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Update to Pub-2010 public sector mortality tables. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020
Retirement Rates	Adjusted rates to better fit experience for Plan 1; set separate rates based on experience for Plan 2/Hybrid; changed final retirement age
Withdrawal Rates	Adjusted rates to better fit experience at each age and service decrement through 9 years of service
Disability Rates	No change
Salary Scale	No change
Discount Rate	No change

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA

Schedule of Authority's Share of Net OPEB Liability
Group Life Insurance (GLI) Plan
For the Measurement Dates of June 30, 2017 through June 30, 2024

<u>Date</u>	<u>Employer's Proportion of the Net GLI OPEB Liability</u>	<u>Employer's Proportionate Share of the Net GLI OPEB Liability</u>	<u>Employer's Covered Payroll</u>	<u>Employer's Proportionate Share of the Net GLI OPEB Liability as a Percentage of Covered Payroll (3)/(4)</u>	<u>Plan Fiduciary Net Position as a Percentage of Total GLI OPEB Liability</u>
2024	0.00058%	\$ 6,472	\$ 149,250	4.34%	73.41%
2023	0.00087%	10,434	204,436	5.10%	69.30%
2022	0.00090%	10,716	193,869	5.53%	67.21%
2021	0.00080%	8,965	158,988	5.64%	67.45%
2020	0.00080%	13,184	162,549	8.11%	52.64%
2019	0.00071%	11,554	139,872	8.26%	52.00%
2018	0.00043%	6,000	81,107	7.40%	51.22%
2017	0.00067%	10,000	124,163	8.05%	48.86%

Schedule is intended to show information for 10 years. Information prior to the 2017 valuation is not available. However, additional years will be included as they become available.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA

Schedule of Employer Contributions
Group Life Insurance (GLI) Plan
Years Ended June 30, 2017 through June 30, 2025

<u>Date</u>	<u>Contractually Required Contribution</u>	<u>Contributions in Relation to Contractually Required Contribution</u>	<u>Contribution Deficiency (Excess)</u>	<u>Employer's Covered Payroll</u>	<u>Contributions as a % of Covered Payroll</u>
2025	\$ 548	\$ 548	\$ -	\$ 116,584	0.47%
2024	806	806	-	149,250	0.54%
2023	1,104	1,104	-	204,436	0.54%
2022	1,047	1,047	-	193,869	0.54%
2021	859	859	-	158,988	0.54%
2020	845	845	-	162,549	0.52%
2019	727	727	-	139,872	0.52%
2018	425	425	-	81,107	0.52%
2017	577	577	-	124,163	0.46%

Schedule is intended to show information for 10 years. Information prior to 2017 is not available. However, additional years will be included as they become available.

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA

Notes to Required Supplementary Information
Group Life Insurance (GLI) Plan
Year Ended June 30, 2025

Changes of benefit terms - There have been no actuarially material changes to the System benefit provisions since the prior actuarial valuation.

Changes of assumptions - The actuarial assumptions used in the June 30, 2023 valuation were based on the results of an actuarial experience study for the period from July 1, 2016 through June 30, 2020. Changes to the actuarial assumptions as a result of the experience study and VRS Board action are as follows:

Non-Largest Ten Locality Employers - General Employees

Mortality Rates (pre-retirement, post-retirement healthy, and disabled)	Update to Pub-2010 public sector mortality tables. For future mortality improvements, replace load with a modified Mortality Improvement Scale MP-2020
Retirement Rates	Adjusted rates to better fit experience for Plan 1; set separate rates based on experience for Plan 2/Hybrid; changed final retirement age from 75 to 80 for all
Withdrawal Rates	Adjusted rates to better fit experience at each age and service decrement through 9 years of service
Disability Rates	No change
Salary Scale	No change
Discount Rate	No change

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OTHER SUPPLEMENTARY INFORMATION

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INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA
(A Component Unit of Brunswick County, Virginia)

Schedule of Land and Improvements Held for Sale
As of June 30, 2025

Property Location	Acres Unsold at June 30, 2025	Land Cost	Cost of Improvements	Cost Basis to Date June 30, 2025	Cost Per Acre June 30, 2025
Sledge & Barkley Building	Unknown	\$ 49,123	\$ 1,223,233	\$ 1,272,356	N/A
139 W. Hicks Building	Unknown	-	45,000	45,000	N/A
304 W. Hicks Building	Unknown	-	90,780	90,780	N/A
127/129 W. Hicks Building	Unknown	14,612	248,677	263,289	N/A
I-85 Business Center Park	114.00	693,298	1,328,952	2,022,250	17,739
Totals	114.00	\$ 757,033	\$ 2,936,642	\$ 3,693,675	

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COMPLIANCE

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**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***

**To the Honorable Members of the Board of Directors
Industrial Development Authority of Brunswick County, Virginia
Lawrenceville, 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 Industrial Development Authority of Brunswick County, Virginia (a component unit of the County of Brunswick, Virginia) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise Industrial Development Authority of Brunswick County, Virginia's basic financial statements and have issued our report thereon dated March 20, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Industrial Development Authority of Brunswick County, Virginia'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 Industrial Development Authority of Brunswick County, Virginia's internal control. Accordingly, we do not express an opinion on the effectiveness of Industrial Development Authority of Brunswick County, Virginia'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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and responses as item 2025-001, that we consider to be material weaknesses.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Industrial Development Authority of Brunswick County, Virginia'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*.

Industrial Development Authority of Brunswick County Virginia's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on Industrial Development Authority of Brunswick County, Virginia's response to the findings identified in our audit and described in the accompanying schedule of findings and responses. Industrial Development Authority of Brunswick County, Virginia's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

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.

Robinson, Fournier, Cox Associates

Richmond, Virginia
March 20, 2026

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA

Schedule of Findings and Responses
Year Ended June 30, 2025

Section I - Summary of Auditors' Results

Financial Statements

Type of auditors' report issued:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	Yes
Significant deficiency(ies) identified?	None reported
Noncompliance material to financial statements noted?	No

Section II - Financial Statement Findings

2025-001

Criteria:	The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires an adequate level of technical expertise.
Condition:	The Authority currently lacks sufficient technical knowledge to prepare the financial statements in conformity with accounting principles generally accepted in the United States of America.
Cause:	Authority staff do not have the skills to prepare financial statements free from material misstatement.
Effect:	There is a reasonable possibility that a material misstatement of entity's financial statements will not be prevented or detected by the entity's internal controls over financial reporting.
Recommendation:	It is recommended that Authority staff obtain additional technical training or use a third-party consultant to prepare the financial statements in conformity with generally accepted accounting principles.
Management's response:	The Authority has limited resources to meet financial reporting requirements. However, other controls are in place to mitigate associated risks. Monthly financial reports are provided to the Board for review, which is considered an integral part of the monitoring controls over the Authority's financial records. Staff plan to receive additional training in preparing financial statements in conformity with generally accepted accounting principles.

Section III - Status of Prior Audit Findings

Findings 2024-001 was recurring in fiscal year 2025 as 2025-001.