

**INDUSTRIAL DEVELOPMENT AUTHORITY  
OF BRUNSWICK COUNTY, VIRGINIA  
(A Component Unit of the County of Brunswick, Virginia)  
FINANCIAL REPORT  
YEAR ENDED JUNE 30, 2023**



**INDUSTRIAL DEVELOPMENT AUTHORITY  
OF BRUNSWICK COUNTY, VIRGINIA  
(A Component Unit of the County of Brunswick, Virginia)  
FINANCIAL REPORT  
YEAR ENDED JUNE 30, 2023**

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

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

**DIRECTORY OF OFFICIALS**

**BOARD OF DIRECTORS**

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Gloria Menyweather-Woods, Chairman

Morris Taylor, Vice Chairman

Dr. Arthur Jarrett

Jean Moody

Quintin Kelly

Raymond A. Thomas

Dr. Ronald Thornhill

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**Independent Auditors' Report**

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**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, 2023, 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, 2023, 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.

***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, *Governmental 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, *Governmental 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 February 14, 2024, 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, Fournier, Cox Associates*

Richmond, Virginia  
February 14, 2024

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## Management's Discussion and Analysis

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To the Honorable Members of the Board of Directors  
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, 2023. We encourage readers to consider the information presented herein in connection with the Authority's basic financial statements.

### Financial Highlights for FY2023

The assets and deferred outflows of resources of the Authority exceed its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$12,818,976.

The Authority's decrease in net position totaled \$534,198 for the current year. The decrease in net position for 2023, down from FY2022's increase of \$281,477 can be attributed to the Authority's decrease in grant funding received.

### 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 similar to 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 vacation leave).

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

## Financial Analysis of the Authority as a Whole

### Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	<u>June 30, 2023</u>	<u>June 30, 2022</u>
Current assets	\$ 1,743,796	\$ 2,156,077
Noncurrent assets	<u>11,128,932</u>	<u>11,213,803</u>
Total assets	<u>\$ 12,872,728</u>	<u>\$ 13,369,880</u>
Deferred outflows of resources	<u>\$ 19,798</u>	<u>\$ 27,557</u>
Current liabilities	\$ 10,750	\$ 88,104
Noncurrent liabilities	<u>10,716</u>	<u>8,965</u>
Total liabilities	<u>\$ 21,466</u>	<u>\$ 97,069</u>
Deferred inflows of resources	<u>\$ 52,084</u>	<u>\$ 123,552</u>
Net Position:		
Net investment in capital assets	\$ 7,124,688	\$ 7,384,380
Restricted	28,032	57,970
Unrestricted	<u>5,666,256</u>	<u>5,734,466</u>
Total net position	<u>\$ 12,818,976</u>	<u>\$ 13,176,816</u>

The Authority's combined net position decreased by \$534,198 during the year.

At the end of the current fiscal year, the Authority was able to report positive balances in both 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:

	<u>June 30, 2023</u>	<u>June 30, 2022</u>
<b>Revenues:</b>		
Operating revenue	\$ 166,873	\$ 309,900
Intergovernmental grants	106,308	793,251
Other revenue	19,075	6,863
Gain (loss) on sale of land and improvements held for resale	<u>(27,092)</u>	<u>153,158</u>
Total revenues	<u>\$ 265,164</u>	<u>\$ 1,263,172</u>
<b>Expenses:</b>		
Operating expenses	\$ 463,433	\$ 633,212
Depreciation and amortization	259,692	259,692
Industrial projects	<u>76,237</u>	<u>88,791</u>
Total expenses	<u>\$ 799,362</u>	<u>\$ 981,695</u>
Increase (decrease) in net position	\$ (534,198)	\$ 281,477
Net position beginning of year - as restated	<u>13,353,174</u>	<u>12,895,329</u>
Net position end of year	<u>\$ 12,818,976</u>	<u>\$ 13,176,806</u>

### Revenues

The Industrial Development Authority's revenues decreased by \$998,008 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 in the current year.

### Expenses

For the fiscal year ended June 30, 2023, total expenses decreased by \$182,333. The decrease in operating expenses accounted for \$169,779 of the total increase in FY2023.

### Capital Assets and Other Investments

The Authority's investment in capital and other assets as of June 30, 2023 amounts to \$7,097,173 (net of accumulated depreciation and amortization). Below is a comparison of the items that comprise capital assets and other investments as of June 30, 2023 with that of June 30, 2022.

	<u>2023</u>	<u>2022</u>
Land, Property and Equipment (net)	\$ 27,515	\$ 32,288
Investment in industrial assets	7,097,173	7,352,092
Land and improvements held for resale	<u>3,219,974</u>	<u>2,219,715</u>
Total capital assets and other investments	<u>\$ 10,344,662</u>	<u>\$ 9,604,095</u>

The decrease in land, property and equipment the decrease in investment in industrial assets is attributed to the depreciation expense. The increase in land and improvements held for resale is due to the beginning balance restatement detailed in Note 14. Additional information on the Authority's capital and other assets can be found in Notes 3, 4, and 7 of this report.

## **Economic Development**

In 2022, The Industrial Development Authority and the Brunswick County Economic Development Department teamed up with the Metropolitan Business League to bring much needed Small Business workshops and speakers to Brunswick County with the use of the Resurgence Grant. These workshops were free for all small business and for those individuals looking to start a business. These sessions were well attended and based on requirements by the grant, over 30 small businesses were assisted with becoming SWAM Certified, Marketing and Website design.

The Industrial Development Authority and Brunswick County also teamed up with Mid-Atlantic Broadband and Rise Collaborative to hold a business networking event in person in Brunswick County. This event was open to all entrepreneurs and small businesses needing advice, assistance or ways to handle roadblocks. We extended an invitation to our Local Middle and High School FBLA Organization, as they are future business leaders and owners. The students attended the monthly sessions sharing their ideas, concerns and the projects they want to see happen in Brunswick County.

The FBLA students had the opportunity to compete in various business areas at the FBLA Regional and National Competition and received valuable support from the Industrial Development Board of Directors, The Town of Lawrenceville, Brunswick County and stakeholders from outside of the County.

## **Priorities for 2023/2024**

- 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, fixing and repairing the Caboose).
- Work with the Town of Lawrenceville, 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.
- Completed Phase 1 of Sledge and Barkley and apply for grant to start and complete Phase 2.
- Complete feasibility and marketing study for use of Sledge and Barkley building.

## **Board Initiative for 2023/2024 Based on Adopted Strategic Plan**

- Implement Objectives and Actions developed based on the Boards 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.
- Hire a New Executive Director.



*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, 2023

<b>Assets and Deferred Outflows of Resources</b>	
<b>Assets</b>	
<b>Current Assets:</b>	
Cash and cash equivalents (Note 2)	\$ 1,310,614
Investments (Note 2)	406,796
Accounts receivable	1,137
Leases receivable, current portion	<u>25,249</u>
Total current assets	<u>\$ 1,743,796</u>
<b>Noncurrent Assets:</b>	
<u>Capital Assets</u>	
Land, property and equipment (net of accumulated depreciation of \$35,113) (Note 3)	\$ <u>27,515</u>
<u>Other Assets</u>	
Net pension asset	\$ 28,032
Leases receivable, noncurrent portion	10,083
Investment in industrial assets (net of amortization of \$3,099,564) (Note 5)	7,097,173
Land and improvements held for sale (Note 6)	3,219,974
Notes receivable (Note 7)	<u>746,155</u>
Total other assets	<u>\$ 11,101,417</u>
Total noncurrent assets	<u>\$ 11,128,932</u>
Total assets	<u><u>\$ 12,872,728</u></u>
<b>Deferred Outflows of Resources:</b>	
Pension related items	\$ 13,770
OPEB related items	<u>6,028</u>
Total deferred outflows of resources	<u><u>\$ 19,798</u></u>
<b>Liabilities, Deferred Inflows of Resources, and Net Position</b>	
<b>Liabilities</b>	
<b>Current Liabilities:</b>	
Accounts payable	\$ 10,000
Escrow accounts	<u>750</u>
Total current liabilities	<u>\$ 10,750</u>
<b>Noncurrent Liabilities:</b>	
Net OPEB liability	<u>\$ 10,716</u>
Total noncurrent liabilities	<u>\$ 10,716</u>
Total liabilities	<u><u>\$ 21,466</u></u>
<b>Deferred Inflows of Resources:</b>	
Lease related items	\$ 32,943
OPEB related items	3,110
Pension related items	<u>16,031</u>
Total deferred inflows of resources	<u><u>\$ 52,084</u></u>
<b>Net Position:</b>	
Investment in capital assets (Note 8)	\$ 7,124,688
Restricted for net pension asset	28,032
Unrestricted	<u>5,666,256</u>
Total net position	<u><u>\$ 12,818,976</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 Revenues, Expenses and Changes in Net Position  
Year Ended June 30, 2023

<b>Operating revenue:</b>	
Lease revenue	\$ 30,457
Miscellaneous/other	136,416
Gain (Loss) on disposal of property	(27,092)
Grants	<u>106,308</u>
Total operating revenue	\$ <u>246,089</u>
<b>Operating expenses:</b>	
Wages and salaries	\$ 214,604
Fringe benefits	74,008
Contractual and professional services	26,168
Other charges	148,653
Depreciation and amortization	259,692
Industrial projects	<u>76,237</u>
Total operating expenses	\$ <u>799,362</u>
<b>Operating income (loss)</b>	\$ <u>(553,273)</u>
<b>Nonoperating revenues (expenses):</b>	
Interest and investment income	\$ <u>19,075</u>
Total nonoperating revenues (expenses)	\$ <u>19,075</u>
<b>Change in net position</b>	\$ (534,198)
<b>Net position, beginning of year - as restated</b>	<u>13,353,174</u>
<b>Net position, end of year</b>	<u><u>12,818,976</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, 2023

<b>Cash flows from operating activities:</b>	
Receipts from clients and agencies	\$ 270,956
Proceeds from sale of land and improvements held for resale	(27,092)
Additions to land and improvements held for resale	(73,901)
Payments to vendors and governments	(328,412)
Payments to employees	(293,499)
Net cash provided by (used for) operating activities	\$ (451,948)
<b>Cash flows from noncapital financing activities:</b>	
(Increase) decrease in notes receivable	\$ 20,252
<b>Cash flows from investing activities:</b>	
Interest received	\$ 3,525
Increase (decrease) in cash and cash equivalents	\$ (428,171)
Cash and cash equivalents at beginning of year - as restated	1,738,785
Cash and cash equivalents at end of year	\$ 1,310,614
Reconciliation of operating income (loss) to net cash provided	
by (used for) operating activities:	
Operating income (loss)	\$ (553,273)
Adjustments to reconcile operating income (loss) to net cash provided	
by (used for) operating activities:	
Depreciation and amortization	259,692
Changes in operating assets and liabilities:	
Change in accounts receivable	(1,138)
Change in leases receivable	26,045
Change in net pension asset	29,938
Change in land and improvements held for resale	(73,901)
Change in deferred outflows - OPEB related	(306)
Change in deferred outflows - pension related	8,066
Change in accounts payables	(75,529)
Change in escrow accounts	(1,825)
Change in deferred inflows - pension related	(42,438)
Change in deferred inflows - OPEB related	(1,898)
Change in deferred inflows - lease related	(27,132)
Change in net OPEB liability	1,751
Net cash provided by (used for) operating activities	\$ (451,948)

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

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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, 2023

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**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, 2023 (Continued)

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**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>
Buildings	39
Improvements	5
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, 2023 (Continued)

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**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, represents 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, represents 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 pension, OPEB, and leases 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 Program 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 Program 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.

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(A Component Unit of County Brunswick, Virginia)

Note to Financial Statements  
As of June 30, 2023 (Continued)

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**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**

Net position is the difference between a) assets and deferred outflows of resources and b) liabilities and deferred inflows of resources. Net investment in capital assets represent capital assets, less accumulated depreciation, less any outstanding debt related 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 also included in this component of net position.

**N. Net Position Flow Assumption**

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

**O. Leases**

The Authority leases various assets requiring recognition. A lease is a contract that conveys control of the right to use another entity's nonfinancial asset. Lease recognition does not apply to short-term leases, contracts that transfer ownership, leases of assets that are investments, or certain regulated leases.

*Lessor*

The Authority recognizes leases receivable and deferred inflows of resources. At commencement of the lease, the lease receivable is measured at the present value of lease payments expected to be received during the lease term, reduced by any provision for estimated uncollectible amounts. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is measured at the initial amount of the lease receivable, less lease payments received from the lessee at or before the commencement of the lease term (less any lease incentives).

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Note to Financial Statements  
As of June 30, 2023 (Continued)

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

**O. Leases**

*Key Estimates and Judgments*

Lease accounting includes estimates and judgments for determining the (1) rate used to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The Authority uses the interest rate stated in lease contracts. When the interest rate is not provided, or the implicit rate cannot be readily determined, the Authority uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease and certain periods covered by options to extend to reflect how long the lease is expected to be in effect, with terms and conditions varying by the type of underlying asset.
- Fixed and certain variable payments as well as lease incentives and certain other payments are included in the measurement of the lease receivable (lessor).

The Authority monitors changes in circumstances that would require remeasurement or modification of its leases. The Authority will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

**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).

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Note to Financial Statements  
As of June 30, 2023 (Continued)

**NOTE 2 - DEPOSITS AND INVESTMENTS: (CONTINUED)**

**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. Investments 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, 2023 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, 2023 were rated by Standard and Poor's and/or an equivalent national rating organization and the ratings are presented below using the Standard & Poor's rating scale.

<b>Rated Debt Investments' Values</b>	
<b>Rated Debt Investments</b>	<b>AAAm</b>
Local Government Investment Pool	\$ 406,796
Total	\$ <u>406,796</u>

**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.

<b>Investment Maturities</b>		
	<b>Value</b>	<b>Less than 1 Year</b>
Local Government Investment Pool	\$ 406,796	\$ 406,796
Total	\$ <u>406,796</u>	\$ <u>406,796</u>

**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.

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Note to Financial Statements  
As of June 30, 2023 (Continued)

**NOTE 2 - DEPOSITS AND INVESTMENTS: (CONTINUED)**

**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	\$ 1,310,614
Virginia State Treasurer's Local Government Investment Pool	<u>406,796</u>
Total	<u>\$ 1,717,410</u>
Per Statement of Net Position:	
Cash and cash equivalents	\$ 1,310,614
Investments	<u>406,796</u>
Total	<u>\$ 1,717,410</u>

**NOTE 3 - CAPITAL ASSETS:**

A summary of capital asset activity for the year ended June 30, 2023 follows:

	Balance July 1, 2022	Increases	Decreases	Balance June 30, 2023
Capital assets not being depreciated:				
Land	\$ 13,194	\$ -	\$ -	\$ 13,194
Capital assets being depreciated:				
Machinery, equipment and vehicles	\$ 49,434	\$ -	\$ -	\$ 49,434
Accumulated depreciation:				
Machinery, equipment and vehicles	\$ 30,340	\$ 4,773	\$ -	\$ 35,113
Total accumulated depreciation	\$ 30,340	\$ 4,773	\$ -	\$ 35,113
Capital assets being depreciated, net	\$ 19,094	\$ (4,773)	\$ -	\$ 14,321
Capital assets, net	<u>\$ 32,288</u>	<u>\$ (4,773)</u>	<u>\$ -</u>	<u>\$ 27,515</u>

**NOTE 4 - 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.

**INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA**  
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Note to Financial Statements  
As of June 30, 2023 (Continued)

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**NOTE 4 - PENSION PLAN: (CONTINUED)**

***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. Hazardous duty employees (law enforcement officers, firefighters, and sheriffs) are eligible for an unreduced benefit beginning at age 60 with at least 5 years of service credit or age 50 with at least 25 years of service credit. Hazardous duty employees may retire with a reduced benefit as early as age 50 with at least 5 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.

***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.

**INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA**  
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Note to Financial Statements  
As of June 30, 2023 (Continued)

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**NOTE 4 - PENSION PLAN: (CONTINUED)**

***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, 2021 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>2</u>
Total covered employees	<u><u>8</u></u>

***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, 2023 was 8.70% of covered employee compensation. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2021.

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Note to Financial Statements  
As of June 30, 2023 (Continued)

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**NOTE 4 - PENSION PLAN: (CONTINUED)**

***Contributions: (CONTINUED)***

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 \$13,770 and \$9,397 for the years ended June 30, 2023 and June 30, 2022, respectively.

***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, 2021. The total pension liability used to calculate the net pension asset was determined by an actuarial valuation performed as of June 30, 2021 rolled forward to the measurement date of June 30, 2022.

***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, 2020, 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, 2022.

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



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Note to Financial Statements  
As of June 30, 2023 (Continued)

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**NOTE 4 - PENSION PLAN: (CONTINUED)**

***Actuarial Assumptions - General Employees: (CONTINUED)***

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

The actuarial assumptions used in the June 30, 2021 valuation were based on the results of an actuarial experience study for the period from July 1, 2016 through June 30, 2020, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. 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
Line of Duty Disability	No change
Discount Rate	No change

**INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA**  
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Note to Financial Statements  
As of June 30, 2023 (Continued)

**NOTE 4 - 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	34.00%	5.71%	1.94%
Fixed Income	15.00%	2.04%	0.31%
Credit Strategies	14.00%	4.78%	0.67%
Real Assets	14.00%	4.47%	0.63%
Private Equity	14.00%	9.73%	1.36%
MAPS - Multi-Asset Public Strategies	6.00%	3.73%	0.22%
PIP - Private Investment Partnership	3.00%	6.55%	0.20%
Total	100.00%		5.33%
		Inflation	2.50%
		Expected arithmetic nominal return**	7.83%

\*The above allocation provides a one-year expected return of 7.83%. 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 6.72%, including expected inflation of 2.50%.

\*\*On October 10, 2019, the VRS Board elected a long-term rate of return of 6.75% which was roughly at the 40<sup>th</sup> percentile of expected long-term results of the VRS fund asset allocation at that time, providing a median return of 7.11%, including expected inflation of 2.50%.

***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. Consistent with the phased-in funding provided by the General Assembly for state and teacher employer contributions; the Authority was also provided with an opportunity to use an alternative employer contribution rate.

**INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA**  
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Note to Financial Statements  
As of June 30, 2023 (Continued)

**NOTE 4 - PENSION PLAN: (CONTINUED)**

***Discount Rate: (CONTINUED)***

For the year ended June 30, 2023, the alternate rate was the employer contribution rate used in FY 2012 or 100% of the actuarially determined employer contribution rate from the June 30, 2021 actuarial valuations, whichever was greater. From July 1, 2021 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***

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balances at June 30, 2021	\$ 481,738	\$ 539,708	\$ (57,970)
Changes for the year:			
Service cost	\$ 17,420	\$ -	\$ 17,420
Interest	32,954	-	32,954
Differences between expected and actual experience	(3,519)	-	(3,519)
Contributions - employer	-	9,397	(9,397)
Contributions - employee	-	8,601	(8,601)
Net investment income	-	(762)	762
Benefit payments, including refunds of employee contributions	(21,891)	(21,891)	-
Administrative expenses	-	(332)	332
Other changes	-	13	(13)
Net changes	\$ 24,964	\$ (4,974)	\$ 29,938
Balances at June 30, 2022	\$ 506,702	\$ 534,734	\$ (28,032)

**INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA**  
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Note to Financial Statements  
As of June 30, 2023 (Continued)

**NOTE 4 - PENSION PLAN: (CONTINUED)**

***Sensitivity of the Net Pension Liability 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 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) \$	23,543 \$	(28,032) \$	(71,419)

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

For the year ended June 30, 2023, the Authority recognized pension expense of \$9,335. At June 30, 2023, 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	\$ -	\$ 950
Net difference between projected and actual earnings on pension plan investments	-	15,081
Employer contributions subsequent to the measurement date	<u>13,770</u>	<u>-</u>
Total	<u>\$ 13,770</u>	<u>\$ 16,031</u>

\$13,770 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, 2024. 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>	
2024	\$ (6,881)
2025	(6,207)
2026	(10,353)
2027	7,410
2028	-
Thereafter	-

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Note to Financial Statements  
As of June 30, 2023 (Continued)

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**NOTE 4 - PENSION PLAN: (CONTINUED)**

***Pension Plan Data***

Information about the VRS Political Subdivision Retirement Plan is also available in the separately issued VRS 2022 Annual Comprehensive Financial Report (Annual Report). A copy of the 2022 VRS Annual Report may be downloaded from the VRS website at <http://www.varetire.org/Pdf/Publications/2022-annual-report.pdf>, or by writing to the System's Chief Financial Officer at P.O. Box 2500, Richmond, VA 23218-2500.

**NOTE 5 - 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, 2023 was \$105,071. Accumulated amortization as of June 30, 2023 was \$1,956,757.

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, 2023 was \$133,136, and accumulated amortization was \$1,075,963 as of June 30, 2023.

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, 2023 was \$16,711 and accumulated amortization was \$66,844 as of June 30, 2023.

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	\$ (1,956,757)	\$ 2,246,129
Dominion Plant Water Line	5,325,411	(1,075,963)	4,249,448
Southern States Warehouse	<u>668,440</u>	<u>(66,844)</u>	<u>601,596</u>
Total Industrial Assets	<u>\$ 10,196,737</u>	<u>\$ (3,099,564)</u>	<u>\$ 7,097,173</u>

**NOTE 6 - LAND AND IMPROVEMENTS HELD FOR SALE:**

The Authority has invested \$1,555,366 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 the property previously owned by St. Paul's College, a 414 acre site with value of \$926,358.

**INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA**  
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Note to Financial Statements  
As of June 30, 2023 (Continued)

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**NOTE 6 - LAND AND IMPROVEMENTS HELD FOR SALE: (CONTINUED)**

The Authority has purchased the Sledge & Barkley building from Robert L. Dobbs in the amount of \$372,631. The property consists of five lots.

The Authority has purchased the property located at 121 W. Hicks Street, Lawrenceville, Virginia from Tammy Elizabeth Edwards in the amount of \$102,329.

The Authority has purchased the property located at 127 W. Hicks Street, Lawrenceville, Virginia in the amount of \$263,290.

**NOTE 7 - NOTES RECEIVABLE:**

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

In 2019, the Authority sold the property located at 300 N. Main Street for \$100,000 to be paid over 7 years, at 5% interest. At June 30, 2023 the balance due on this note was \$64,541.

In 2021, the Authority sold property located at 304 New Hicks Street for \$70,000, to be paid over 3 years, at 5% interest. At June 30, 2023 the balance due on this note was \$64,543.

In 2022, the Authority issued a \$14,000 note to the operator at 319 N. Main Street, to be paid over 3 years at 4% interest. The balance due at June 30, 2023 was \$8,831.

In 2022, the Authority sold property located at 315 and 319 Main Street in 2022 for \$415,000 to be paid over 7 years at 2.5% interest, with a balloon payment for the outstanding balance due on March 15, 2025. The balance due at June 30, 2023 was \$388,043.

In 2022, the Authority sold property located at 139 Hicks Street in 2022 for \$208,000 to be paid over 3 years at 5% interest, with a balloon payment for the outstanding balance due at the end of the third year. The balance due at June 30, 2023 was \$214,131.

In 2022, the Authority issued a \$9,075 note to be paid over 3 years at 2% interest. The balance due at June 30, 2023 was \$6,066.

**NOTE 8 - NET POSITION:**

The Authority has net position as follows:

Capital Assets (Note 3)	\$ 27,515
Investment in Industrial Assets (net of amortization of \$3,099,562) (Note 5)	<u>7,097,173</u>
Net investment in capital assets	<u>\$ 7,124,688</u>
Restricted for net pension asset	<u>\$ 28,032</u>
Total unrestricted	<u>\$ 5,666,256</u>

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

Note to Financial Statements  
As of June 30, 2023 (Continued)

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**NOTE 9 - 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.

County of Mecklenburg, Virginia

One funding source for the 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.

Industrial Development Authority of Mecklenburg County, Virginia

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.

Private Industry

GEO Group has secured a contract with the Commonwealth to operate the private prison for a term of five years. GEO Group has agreed to a contract with the County. That agreement provides for GEO Group to make payments of \$40,000 per year to the Authority during the term of GEO Group’s initial five year operating agreement. If GEO Group’s contract to operate the private prison is not renewed by the Commonwealth after the initial five-year contract expires, payments from GEO Group to the Authority will cease.

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

Note to Financial Statements  
As of June 30, 2023 (Continued)

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**NOTE 10 - 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. 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 11 - 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. The Board of Supervisors of Brunswick County, Virginia has appropriated funds for the operations and development expenditures of the Authority.

**NOTE 12 - 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**  
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Note to Financial Statements  
As of June 30, 2023 (Continued)

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**NOTE 12 - 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 \$8,984 as of June 30, 2023.

***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 1.34% of covered employee compensation. This was allocated into an employee and an employer component using a 60/40 split. The employee component was 0.80% (1.34% x 60%) and the employer component was 0.54% (1.34% 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, 2023 was 0.54% of covered employee compensation. This rate was based on an actuarially determined rate from an actuarial valuation as of June 30, 2021. 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 \$1,104 and \$1,047 for the years ended June 30, 2023 and June 30, 2022, respectively.

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

Note to Financial Statements  
As of June 30, 2023 (Continued)

**NOTE 12 - GROUP LIFE INSURANCE (GLI) PLAN (OPEB PLAN): (CONTINUED)**

***Contributions (CONTINUED)***

In June 2022, the Commonwealth made a special contribution of approximately \$30.4 million to the Group Life Insurance Plan. This special payment was authorized by a Budget Amendment included in Chapter 1 of the 2022 Appropriation Act.

***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, 2023, the entity reported a liability of \$10,716 for its proportionate share of the Net GLI OPEB Liability. The Net GLI OPEB Liability was measured as of June 30, 2022 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, 2021, and rolled forward to the measurement date of June 30, 2022. 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, 2022 relative to the total of the actuarially determined employer contributions for all participating employers. At June 30, 2022, the participating employer’s proportion was .00090% as compared to .00080% at June 30, 2021.

For the year ended June 30, 2023, the participating employer recognized GLI OPEB expense of \$924. 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, 2023, 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	\$ 849	\$ 430
Net difference between projected and actual earnings on GLI OPEB program investments	-	670
Change in assumptions	400	1,044
Change in proportion	3,675	966
Employer contributions subsequent to the measurement date	<u>1,104</u>	<u>-</u>
Total	<u>\$ 6,028</u>	<u>\$ 3,110</u>

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

Note to Financial Statements  
As of June 30, 2023 (Continued)

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**NOTE 12 - 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)***

\$1,104 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, 2024. 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>		
2024	\$	394
2025		747
2026		120
2027		357
2028		196
Thereafter		-

***Actuarial Assumptions***

The total GLI OPEB liability was based on an actuarial valuation as of June 30, 2021, 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, 2022. 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, 2023 (Continued)

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**NOTE 12 - 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, 2021 valuation were based on the results of an actuarial experience study for the period from July 1, 2016 through June 30, 2021, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. 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, 2023 (Continued)

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**NOTE 12 - 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, 2022, NOL amounts for the GLI Plan are as follows (amounts expressed in thousands):

	<b>Group Life Insurance OPEB Program</b>
Total GLI OPEB Liability	\$ 3,672,085
Plan Fiduciary Net Position	2,467,989
GLI Net OPEB Liability (Asset)	<u>\$ 1,204,096</u>
Plan Fiduciary Net Position as a Percentage of the Total GLI OPEB Liability	67.21%

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.

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

Note to Financial Statements  
As of June 30, 2023 (Continued)

**NOTE 12 - 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	34.00%	5.71%	1.94%
Fixed Income	15.00%	2.04%	0.31%
Credit Strategies	14.00%	4.78%	0.67%
Real Assets	14.00%	4.47%	0.63%
Private Equity	14.00%	9.73%	1.36%
MAPS - Multi-Asset Public Strategies	6.00%	3.73%	0.22%
PIP - Private Investment Partnership	3.00%	6.55%	0.20%
Total	<u>100.00%</u>		<u>5.33%</u>
		Inflation	<u>2.50%</u>
		Expected arithmetic nominal return**	<u>7.83%</u>

\*The above allocation provides a one-year return of 7.83%. 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 6.72%, including expected inflation of 2.50%.

\*\* On October 10, 2019, the VRS Board elected a long-term rate of return of 6.75%, which was roughly at the 40<sup>th</sup> percentile of expected long-term results of the VRS fund asset allocation at that time, providing a median return of 7.11%, 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**  
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Note to Financial Statements  
As of June 30, 2023 (Continued)

**NOTE 12 - GROUP LIFE INSURANCE (GLI) PLAN (OPEB PLAN): (CONTINUED)**

***Discount Rate: (CONTINUED)***

Through the fiscal year ended June 30, 2022, 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 100% of the actuarially determined contribution rate. From July 1, 2022 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	Current Discount	1% Increase
	(5.75%)	(6.75%)	(7.75%)
Board's proportionate share of the Group Life Insurance Program			
Net OPEB Liability	\$ 15,594	\$ 10,716	\$ 6,775

***GLI Program Fiduciary Net Position***

Detailed information about the GLI Program's Fiduciary Net Position is available in the separately issued VRS 2022 Annual Comprehensive Financial Report (Annual Report). A copy of the 2022 VRS Annual Report may be downloaded from the VRS website at <http://www.varetire.org/Pdf/Publications/2022-annual-report.pdf>, or by writing to the System's Chief Financial Officer at P.O. Box 2500, Richmond, VA, 23218-2500.

**INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA**  
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Note to Financial Statements  
As of June 30, 2023 (Continued)

**NOTE 13 - LEASES RECEIVABLE:**

The Authority leases building space to tenants under various lease contracts. In fiscal year 2023, the Authority recognized lease revenue and interest revenue in the amount of \$20,121 and \$978, respectively. A description of leases is as follows:

<u>Lease Description</u>	<u>End Date</u>	<u>Remaining Term (in months)</u>	<u>Payment Frequency</u>	<u>Discount Rate</u>	<u>Receivable Balance</u>
129 W. Hicks Street	3/1/2024	21	Monthly	2.25%	\$ 5,652
Towerco Lease	12/1/2024	30	Monthly	1.75%	29,680
Total Receivable					<u>35,332</u>

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 25,249	\$ 416	\$ 25,665
2025	10,083	52	10,135
Total	<u>\$ 35,332</u>	<u>\$ 468</u>	<u>\$ 35,800</u>

**NOTE 14 - RESTATEMENT:**

The Authority restated beginning net position for a building reported as sold in 2022. The restatement resulted in the following adjustments to net position:

Net Position as reported at June 30, 2022	\$ 13,176,816
Add building reported as sold in FY22	926,358
Subtract note receivable reported as issued in FY22	<u>(750,000)</u>
Net Position as restated at June 30, 2022	<u>\$ 13,353,174</u>

**NOTE 15 - SUBSEQUENT EVENTS:**

The Authority sold the St. Paul's property on September 29, 2023 for \$750,000.



**INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA**  
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Note to Financial Statements  
As of June 30, 2023 (Continued)

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**NOTE 16 - UPCOMING PRONOUNCEMENTS:**

Statement No. 99, *Omnibus 2022*, enhances the comparability in accounting and financial reporting and improves the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The effective dates differ based on the requirements of the Statement, ranging from April 2022 to reporting periods beginning after June 15, 2023.

Statement No. 100, *Accounting Changes and Error Corrections* - an amendment of GASB Statement No. 62, enhances accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement are effective for reporting periods beginning after June 15, 2023.

Statement No. 101, *Compensated Absences*, updates the recognition and measurement guidance for compensated absences. It aligns the recognition and measurement guidance under a unified model and amends certain previously required disclosures. The requirements of this Statement are effective for reporting periods beginning after December 15, 2023.

**Implementation Guide No. 2021-1, *Implementation Guidance Update—2021***, with dates ranging from reporting periods beginning after June 15, 2022 to reporting periods beginning after June 15, 2023.

**Implementation Guide No. 2023-1, *Implementation Guidance Update—2023***, effective for fiscal years beginning after June 15, 2023.

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

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*REQUIRED SUPPLEMENTARY INFORMATION*

**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, 2014 through June 30, 2022

	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>Total pension liability</b>			
Service cost	\$ 17,420	\$ 14,118	\$ 22,595
Interest	32,954	28,548	25,142
Changes of assumptions	-	23,248	-
Differences between expected and actual experience	(3,519)	5,636	27,972
Benefit payments, including refunds of employee contributions	(21,891)	(25,481)	(25,028)
<b>Net change in total pension liability</b>	<u>\$ 24,964</u>	<u>\$ 46,069</u>	<u>\$ 50,681</u>
<b>Total pension liability - beginning</b>	481,738	435,669	384,988
<b>Total pension liability - ending (a)</b>	<u><u>\$ 506,702</u></u>	<u><u>\$ 481,738</u></u>	<u><u>\$ 435,669</u></u>
<b>Plan fiduciary net position</b>			
Contributions - employer	\$ 9,397	\$ 7,660	\$ 8,953
Contributions - employee	8,601	6,888	7,097
Net investment income	(762)	117,680	8,261
Benefit payments, including refunds of employee contributions	(21,891)	(25,481)	(25,028)
Administrative expense	(332)	(295)	(285)
Other	13	11	(10)
<b>Net change in plan fiduciary net position</b>	<u>\$ (4,974)</u>	<u>\$ 106,463</u>	<u>\$ (1,012)</u>
<b>Plan fiduciary net position - beginning</b>	539,708	433,245	434,257
<b>Plan fiduciary net position - ending (b)</b>	<u><u>\$ 534,734</u></u>	<u><u>\$ 539,708</u></u>	<u><u>\$ 433,245</u></u>
<b>Political subdivision's net pension liability (asset) - ending (a) - (b)</b>	<u><u>\$ (28,032)</u></u>	<u><u>\$ (57,970)</u></u>	<u><u>\$ 2,424</u></u>
<b>Plan fiduciary net position as a percentage of the total pension liability (asset)</b>	105.53%	112.03%	99.44%
<b>Covered payroll</b>	\$ 193,869	\$ 158,988	\$ 162,549
<b>Political subdivision's net pension asset as a percentage of covered payroll</b>	-14.46%	-36.46%	1.49%

Schedule is intended to show information for 10 years. Information prior to the 2014 valuation is not available. However, additional years will be included as they become available.

	2019	2018	2017	2016	2015	2014
\$	5,977	\$ 19,165	\$ 5,475	\$ 5,338	\$ 5,280	\$ 18,602
	23,377	22,150	21,942	19,780	18,364	16,275
	8,690	-	(16,105)	-	-	-
	25,197	(4,172)	1,621	10,927	1,693	-
	(24,432)	(14,773)	(5,161)	(5,155)	(5,072)	(4,999)
\$	<u>38,809</u>	<u>\$ 22,370</u>	<u>\$ 7,772</u>	<u>\$ 30,890</u>	<u>\$ 20,265</u>	<u>\$ 29,878</u>
	346,179	323,809	316,037	285,147	264,882	235,004
\$	<u><u>384,988</u></u>	<u><u>\$ 346,179</u></u>	<u><u>\$ 323,809</u></u>	<u><u>\$ 316,037</u></u>	<u><u>\$ 285,147</u></u>	<u><u>\$ 264,882</u></u>
\$	8,313	\$ -	\$ -	\$ 11,739	\$ 11,547	\$ 10,599
	6,494	4,055	6,208	6,008	5,909	5,895
	27,446	29,530	43,523	6,339	14,624	41,497
	(24,432)	(14,773)	(5,161)	(5,155)	(5,072)	(4,999)
	(274)	(260)	(246)	(200)	(185)	(211)
	(17)	(26)	(39)	(3)	(5)	2
\$	<u>17,530</u>	<u>\$ 18,526</u>	<u>\$ 44,285</u>	<u>\$ 18,728</u>	<u>\$ 26,818</u>	<u>\$ 52,783</u>
	416,727	398,201	353,916	335,188	308,370	255,587
\$	<u><u>434,257</u></u>	<u><u>\$ 416,727</u></u>	<u><u>\$ 398,201</u></u>	<u><u>\$ 353,916</u></u>	<u><u>\$ 335,188</u></u>	<u><u>\$ 308,370</u></u>
\$	<u><u>(49,269)</u></u>	<u><u>(70,548)</u></u>	<u><u>(74,392)</u></u>	<u><u>(37,879)</u></u>	<u><u>(50,041)</u></u>	<u><u>(43,488)</u></u>
	112.80%	120.38%	122.97%	111.99%	117.55%	116.42%
\$	139,872	\$ 81,107	\$ 124,163	\$ 120,153	\$ 118,184	\$ 117,897
	-35.22%	-86.98%	-59.91%	-31.53%	-42.34%	-36.89%

**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, 2014 through June 30, 2023

Date	Contractually Required Contribution (1)*	Contributions in Relation to Contractually Required Contribution (2)	Contribution Deficiency (Excess) (3)	Employer's Covered Payroll (4)	Contributions as a % of Covered Payroll (5)
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%
2015	11,547	11,547	-	118,184	9.77%
2014	10,599	10,599	-	117,897	8.99%

\*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, 2023

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**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, 2021 valuation were based on the results of an actuarial experience study for the period from July 1, 2016 through June 30, 2020, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. 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
Line of Duty Disability	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, 2022

<b>Date</b>	<b>Employer's Proportion of the Net Net GLI OPEB Liability</b>	<b>Employer's Proportionate Share of the Net GLI OPEB Liability</b>	<b>Employer's Covered Payroll</b>	<b>Employer's Proportionate Share of the Net GLI OPEB Liability as a Percentage of Covered Payroll (3)/(4)</b>	<b>Plan Fiduciary Net Position as a Percentage of Total GLI OPEB Liability</b>
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 and June 30, 2023

<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>
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, 2023

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**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, 2021 valuation were based on the results of an actuarial experience study for the period from July 1, 2016 through June 30, 2020, except the change in the discount rate, which was based on VRS Board action effective as of July 1, 2019. 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

*OTHER SUPPLEMENTARY INFORMATION*

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*SUPPORTING SCHEDULE*

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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, 2023

Property Location	Acres Unsold at June 30, 2023	Land Cost	Cost of Improvements	Cost Basis to Date June 30, 2023	Cost Per Acre June 30, 2023
Sledge & Barkley Building	Unknown	\$ 49,123	\$ 323,508	\$ 372,631	N/A
St. Pauls College	414.00	905,176	21,183	926,359	2,238
121 W. Hicks Building	Unknown	13,881	88,447	102,328	N/A
127 W. Hicks Building	Unknown	14,612	248,677	263,289	N/A
I-85 Business Center Park	114.00	693,298	862,069	1,555,367	13,644
Totals	<u>528.00</u>	<u>\$ 1,676,090</u>	<u>\$ 1,543,884</u>	<u>\$ 3,219,974</u>	

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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***

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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, 2023, 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 February 14, 2023.

**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 2023-001, 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  
February 14, 2024

INDUSTRIAL DEVELOPMENT AUTHORITY OF BRUNSWICK COUNTY, VIRGINIA

Schedule of Findings and Responses  
Year Ended June 30, 2023

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**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**

**2023-001**

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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:	The financial records prepared by management required significant audit adjustments to be in conformity with accounting principles generally accepted in the United States of America.
Recommendation:	It is recommended that Authority staff obtain additional technical training or use a third-party consultant to prepare the financial statements free of material misstatement.
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.

**Section III - Status of Prior Audit Findings**

Findings 2022-001 was recurring in fiscal year 2023 as 2023-001.

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