

# **TRI-COG LAND BANK**

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## **FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED DECEMBER 31, 2019**

**TRI-COG LAND BANK**  
HOMESTEAD, PENNSYLVANIA

FINANCIAL STATEMENTS

WITH REPORT OF  
CERTIFIED PUBLIC ACCOUNTANT

**FOR THE YEAR ENDED  
DECEMBER 31, 2019**

**TRI-COG LAND BANK**

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**Board of Directors  
Tri-COG Land Bank**

**Independent Auditor's Report**

**Report on Financial Statements**

I have audited the accompanying financial statements of the Tri-COG Land Bank, Homestead, Pennsylvania (a nonprofit organization) as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Tri-COG Land Bank's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

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

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

## Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Tri-COG Land Bank as of December 31, 2019, and the changes in its financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.



Mark C. Turnley  
Certified Public Accountant

April 21, 2020  
New Brighton, Pennsylvania

**TRI-COG LAND BANK**  
**STATEMENT OF NET ASSETS**  
**DECEMBER 31, 2019**

**ASSETS**

**CURRENT ASSETS**

|                             |                            |
|-----------------------------|----------------------------|
| Cash and Cash Equivalents   | \$ 1,308,411               |
| Prepaid Expenses            | 3,947                      |
| <b>TOTAL CURRENT ASSETS</b> | <b><u>\$ 1,312,358</u></b> |

**NONCURRENT ASSETS**

|                                |                            |
|--------------------------------|----------------------------|
| Property held for Sale         | \$ 1,582,000               |
| <b>TOTAL NONCURRENT ASSETS</b> | <b><u>\$ 1,582,000</u></b> |
| <b>TOTAL ASSETS</b>            | <b><u>\$ 2,894,358</u></b> |

**LIABILITIES AND NET ASSETS**

**CURRENT LIABILITIES**

|                                  |                         |
|----------------------------------|-------------------------|
| Accounts Payable                 | \$ 27,286               |
| <b>TOTAL CURRENT LIABILITIES</b> | <b><u>\$ 27,286</u></b> |
| <b>TOTAL LIABILITIES</b>         | <b><u>\$ 27,286</u></b> |

**NET ASSETS**

|                                         |                            |
|-----------------------------------------|----------------------------|
| Without Donor Restrictions              | \$ 2,867,072               |
| <b>TOTAL NET ASSETS</b>                 | <b><u>\$ 2,867,072</u></b> |
| <b>TOTAL LIABILITIES AND NET ASSETS</b> | <b><u>\$ 2,894,358</u></b> |

**TRI-COG LAND BANK**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

|                                                | <b><u>WITHOUT<br/>DONOR<br/>RESTRICTIONS</u></b> |
|------------------------------------------------|--------------------------------------------------|
| <b><u>REVENUE AND OTHER SUPPORT</u></b>        |                                                  |
| Foundation and Endowment Grants                | \$ 468,750                                       |
| Land Bank Member Annual Contributions          | 208,298                                          |
| Contributed Property                           | 1,140,500                                        |
| Net Investment Income                          | 2,090                                            |
| Miscellaneous Revenue                          | 8,303                                            |
| <b>TOTAL REVENUE AND OTHER SUPPORT</b>         | <b><u>\$ 1,827,941</u></b>                       |
| <b><u>PROGRAM EXPENSES</u></b>                 |                                                  |
| Property Acquisition Costs                     | \$ 92,270                                        |
| Property Utilities, Insurance, and Maintenance | 51,241                                           |
| Demolitions                                    | 16,115                                           |
| Renovations                                    | 13,270                                           |
| Appraisals                                     | 1,425                                            |
| Application Fees                               | 250                                              |
| Staffing Services                              | 178,438                                          |
| Architectural/Engineering Fees                 | 11,184                                           |
| Professional Fees                              | 42,494                                           |
| Asset Management Information System            | 11,025                                           |
| Information Technology                         | 1,555                                            |
| Insurance                                      | 1,650                                            |
| Advertising                                    | 2,189                                            |
| Marketing                                      | 20,004                                           |
| Rent                                           | 6,000                                            |
| Education and Training                         | 3,041                                            |
| Conference and Travel                          | 4,922                                            |
| Meetings                                       | 1,160                                            |
| Office Expenses                                | 3,542                                            |
| <b>TOTAL PROGRAM EXPENSES</b>                  | <b><u>\$ 461,775</u></b>                         |
| <b>CHANGE IN NET ASSETS</b>                    | <b>\$ 1,366,166</b>                              |
| NET ASSETS - JANUARY 1, 2019                   | <u>1,500,906</u>                                 |
| <b>NET ASSETS - DECEMBER 31, 2019</b>          | <b><u>\$ 2,867,072</u></b>                       |

The accompanying notes are an integral part of these financial statements

**TRI-COG LAND BANK**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**CASH FLOWS FROM OPERATING ACTIVITIES**

|                                                         |                          |
|---------------------------------------------------------|--------------------------|
| Cash Received from Foundations and Endowments           | \$ 468,750               |
| Cash Received from Land Bank Member Contributions       | 215,886                  |
| Cash Received from Earnings on Investments              | 2,090                    |
| Cash Received from Miscellaneous Revenue                | 8,303                    |
| Cash Payments to Suppliers for Goods and Services       | (454,010)                |
| <b>Net Cash Provided (Used) by Operating Activities</b> | <b><u>\$ 241,019</u></b> |

**NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS** **\$ 241,019**

CASH AND CASH EQUIVALENTS - JANUARY 1, 2019 1,067,392

**CASH AND CASH EQUIVALENTS - DECEMBER 31, 2019** **\$ 1,308,411**

The accompanying notes are an integral part of these financial statements

**TRI-COG LAND BANK**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Tri-COG Land Bank was authorized and organized as a Pennsylvania Land Bank in accordance with Commonwealth of Pennsylvania Act 153 of 2012, under Chapter 21 of Title 68 known as the Land Banks Act, and the Intergovernmental Cooperation Agreement (effective January 10, 2017) made by and between the following taxing jurisdictions located in Allegheny County:

| <u>MUNICIPALITIES</u> | <u>MUNICIPALITIES</u> | <u>SCHOOL DISTRICTS</u> | <u>COUNTY</u> |
|-----------------------|-----------------------|-------------------------|---------------|
| Braddock Hills        | Monroeville           | Clairton City           | Allegheny     |
| Chalfant              | North Braddock        | Fox Chapel Area         |               |
| Churchill             | Pitcairn              | Gateway                 |               |
| Clairton              | Rankin                | McKeesport Area         |               |
| Dravosburg            | Sharpsburg            | Shaler                  |               |
| East Pittsburgh       | South Versailles      | Woodland Hills          |               |
| Edgewood              | Swissvale             |                         |               |
| Etna                  | Turtle Creek          |                         |               |
| Forest Hills          | White Oak             |                         |               |
| McKeesport            | Wilkins               |                         |               |
| Millvale              |                       |                         |               |

The purpose of the Tri-COG Land Bank is to address blight and transition abandoned properties to beneficial reuse using a unified, predictable, and transparent process in order to revitalize communities and strengthen their respective tax bases. The main sources of funding for the Tri-COG Land Bank are from private Foundation grants and annual contributions from Land Bank members as specified in the Intergovernmental Cooperation Agreement. In accordance with this agreement, member contributions for calendar year 2019 are equal to five percent (5%) of the calendar year 2017 delinquent real estate tax principal collected by each member during calendar year 2018.

The Financial Accounting Standards Board (FASB) is responsible for establishing generally accepted accounting principles for nonprofit organizations through its pronouncements (Statements and Interpretations). In August of 2016, the Financial Accounting Standards Board (FASB) issued new rules for nonprofits: "Accounting Standards Update 2016-14 Not-for-Profit Entities (Topic 958), Presentation of Financial Statements of Not-for-Profit Entities". The purpose of the new standard is to 1) simplify and clarify the treatment of net assets in the financial statements, 2) disclose any limitations on available liquid assets, 3) ensure consistency in the reporting of investment expenses and returns, and 4) increase the usefulness and understanding of the statement of cash flows. The Tri-COG Land Bank implemented this new standard for the current year ending December 31, 2019. The more significant accounting policies used by the Tri-COG Land Bank are discussed below.

**TRI-COG LAND BANK**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**FINANCIAL STATEMENT PRESENTATION**

In accordance with generally accepted accounting standards, the Tri-COG Land Bank is required to report information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions as follows:

- **Net Assets without Donor Restrictions** – Net assets available for use in general operations are not subject to donor-imposed restrictions.
- **Net Assets with Donor Restrictions** – Net assets subject to donor-imposed restrictions. Some donor restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

**BASIS OF ACCOUNTING**

The Tri-COG Land Bank utilizes the accrual basis of accounting. Under this method, revenue is recognized when earned rather than when received, and expenses are recognized when an obligation is incurred rather than when cash is paid.

**CASH AND CASH EQUIVALENTS**

Cash and cash equivalents include amounts in demand deposit accounts held with First Commonwealth Bank.

**RECEIVABLES**

Receivables are stated at net realizable value.

**PROPERTY HELD FOR SALE**

As of December 31, 2019, the Tri-COG Land Bank owned 32 properties. During calendar year 2019, the Tri-COG Land Bank acquired 21 properties for future sale for beneficial reuse to revitalize communities and strengthen their respective tax bases. Property held for sale is stated at assessed value as established by Allegheny County. This methodology will be reassessed in 2020, coupled with consideration for establishing an impairment allowance, if the Tri-COG Land Bank maintains ownership of these properties for an extended period of time.

**TRI-COG LAND BANK**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**CONTRIBUTIONS**

Contributions are recognized when the donor makes a promise to give to the Tri-COG Land Bank that is, in substance, unconditional. Contributions that are restricted by the donor are reported as increases in net assets without donor restrictions if the restrictions expire in the fiscal year in which the contributions are recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions depending on the nature of the restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions.

**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.

**PENDING ACCOUNTING PRONOUNCEMENTS**

In February of 2016, the Financial Accounting Standards Board (FASB), issued Accounting Standards Update (ASU) No. 2016-02, Leases, which requires the lease rights and obligations arising from lease contracts with terms longer than twelve (12) months, including existing and new arrangements, to be recognized as assets and liabilities on the statement of net assets. The Tri-COG Land Bank will be required to adopt the guidance in ASU 2016-02 for its fiscal year ending June 30, 2021.

In June of 2018, the Financial Accounting Standards Board (FASB), issued Accounting Standards Update (ASU) No. 2018-08, *Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*, which should assist entities in 1) evaluating whether transactions should be accounted for as contributions (nonreciprocal transactions) or as exchange (reciprocal) transactions. The Tri-COG Land Bank will be required to adopt the guidance in ASU 2018-08 for its fiscal year ending June 30, 2020.

The Tri-COG Land Bank has not yet determined the impact of the adoption of the above pending FASB pronouncements on its financial statements.

**NOTE 2 - OFF BALANCE SHEET RISK**

The Federal Deposit Insurance Corporation (FDIC) and coverage thresholds for corporate accounts are \$250,000 per corporation. This coverage includes checking and savings accounts, money market deposits accounts, and certificates of deposit. At December 31, 2019, the Tri-COG Land Bank had cash balances on hand at First Commonwealth Bank totaling \$1,321,297. Custodial credit risk is the risk that in the event of a bank failure, the Tri-COG Land Bank's deposits may not be returned to it. As of December 31, 2019, the Tri-COG Land Bank's bank balance totals exceed the FDIC coverage threshold by \$1,071,297.

**TRI-COG LAND BANK**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 3 – AVAILABILITY AND LIQUIDITY**

Financial assets available for general Tri-COG Land Bank operating expenditures, that is, without donor or other restrictions limiting their use within one year of the balance sheet date are as follows:

|                           |                     |
|---------------------------|---------------------|
| Cash and Cash Equivalents | <u>\$ 1,308,411</u> |
|---------------------------|---------------------|

The Tri-COG Land Bank's main support comes from member contributions and foundation/endowment grant funding.

**NOTE 4 – STAFFING SERVICES AGREEMENT**

The Tri-COG Land Bank is a party to an 'inter-entity cooperation agreement' with the Steel Rivers Council of Governments (the COG). The COG has agreed to permit its personnel to perform services on behalf of the Tri-COG Land Bank in order to facilitate the continued operation of the Land Bank until such time as the Land Bank is adequately staffed. Monies received by the Land Bank will in part be used to reimburse the COG for the use of COG personnel to perform staffing services for the Land Bank. As part of this agreement, the Tri-COG Land Bank reimbursed the COG \$6,000 for use of its operating facilities in the form of rent.

**NOTE 5 - TAX EXEMPT STATUS**

The Tri-COG Land Bank is a not for profit organization exempt from state and local taxes pursuant to Section 2109(b) of the Land Banks Act. On May 6, 2019, the Tri-COG Land Bank was determined to be a not for profit organization exempt from federal income taxes as determined under Section 501(c)3 of the Internal Revenue Code (IRC), with an effective date of exemption being March 16, 2017. The Tri-COG Land Bank has been classified as an Organization that is not a private foundation under (IRC) Section 509(a). The Tri-COG Land Bank is exempt from filing Internal Revenue Service Form 990 on an annual basis.

**NOTE 6 – RISK MANAGEMENT**

The Tri-COG Land Bank is exposed to various risks of loss related to tort; theft of, damage to, and destruction of assets, errors and omissions; injuries to employees; and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. During calendar year 2019, the Tri-COG Land Bank submitted a claim for roof damage associated with one of its' properties held for sale. The Tri-COG Land Bank received reimbursement for the claim less a \$1,000 deductible.

**TRI-COG LAND BANK**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**NOTE 7 – CONTINGENCIES**

In December of 2019, a new strain of the coronavirus (COVID-19) spread through China as well as other countries including the United States. The impact of the virus varies from region to region and from day to day, and any significant additional spreading of the virus could adversely affect the Tri-Cog Landbank's business. The outbreak of the COVID-19 virus is likely to have a further negative impact in 2020 on the global and local economy and, in the future, might impact the Tri-Cog Landbank's financial results in 2020 and beyond. Given the dynamic nature of this outbreak, however, the extent to which the COVID-19 virus impacts the Tri-Cog Landbank's results will depend on future developments, which remain highly uncertain and cannot be predicted at this time.

**NOTE 8 – SUBSEQUENT EVENTS**

Management has determined that there are no events subsequent to December 31, 2019 through the April 21, 2020 date of the 'Independent Auditor's Report' date, which is the date the financial statements were available to be issued, that require additional disclosure in the financial statements.