

**DANVILLE-PITTSYLVANIA REGIONAL  
INDUSTRIAL FACILITY AUTHORITY**

**FINANCIAL REPORT**

**June 30, 2015**

# Danville-Pittsylvania Regional Industrial Facility Authority

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of  
Danville-Pittsylvania Regional Industrial Facility Authority  
Danville, Virginia

### Report on Financial Statements

We have audited the accompanying basic financial statements of the Danville-Pittsylvania Regional Industrial Facility Authority (the "Authority"), as of and for the year ended June 30, 2015, and the related notes to the financial statements, as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the *Specifications for Audits of Authorities, Boards, and Commissions*, issued by the Auditor of Public Accounts of the Commonwealth of Virginia. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Danville-Pittsylvania Regional Industrial Facility Authority, as of June 30, 2015, and the changes in its financial position and cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

The prior year comparative information has been derived from the Authority's 2014 financial statements on which, in our report dated October 28, 2014, we expressed an unmodified opinion.

## **Other Matters**

### *Required Supplementary Information*

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated November, 2015 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 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 the Authority's internal control over financial reporting and compliance.

*Brown, Edwards & Company, L.L.P.*

CERTIFIED PUBLIC ACCOUNTANTS

Lynchburg, Virginia  
November 10, 2015

**Danville-Pittsylvania Regional Industrial Facility Authority**  
**Statement of Net Position**  
**June 30, 2015**

	2015	(For Comparative Purposes Only) 2014
<b>Assets</b>		
<i>Current assets</i>		
Cash and cash equivalents	\$ 2,082,359	\$ 1,817,042
Other receivables	-	2,500
Prepays	2,437	2,624
<i>Total current assets</i>	<u>2,084,796</u>	<u>1,822,166</u>
<i>Noncurrent assets</i>		
Restricted cash and cash equivalents	3,279,661	3,389,958
Due from City of Danville	248,271	254,813
Capital assets not being depreciated	25,071,362	25,055,862
Capital assets being depreciated, net	25,369,730	25,883,079
Construction in progress	4,051,228	3,632,297
<i>Total noncurrent assets</i>	<u>58,020,252</u>	<u>58,216,009</u>
<b>Total assets</b>	<u>60,105,048</u>	<u>60,038,175</u>
<b>Liabilities</b>		
<i>Current liabilities</i>		
Accounts payable - general	34,864	20,860
Accounts payable - construction	-	362,418
Accrued interest payable	68,437	77,384
Unearned revenue	7,850	5,850
Bonds payable - current	1,128,450	1,078,450
<i>Total current liabilities</i>	<u>1,239,601</u>	<u>1,544,962</u>
<i>Noncurrent liabilities</i>		
Due to Pittsylvania County	248,271	254,813
Bonds payable	8,060,090	9,188,540
<i>Total noncurrent liabilities</i>	<u>8,308,361</u>	<u>9,443,353</u>
<b>Total liabilities</b>	<u>9,547,962</u>	<u>10,988,315</u>
<b>Net position</b>		
Net investment in capital assets	45,570,792	44,591,082
Restricted - debt reserves	3,012,649	3,103,125
Unrestricted	1,973,645	1,355,653
<b>Total net position</b>	<u>\$ 50,557,086</u>	<u>\$ 49,049,860</u>

***Danville-Pittsylvania Regional Industrial Facility Authority***  
***Statement of Revenues and Expenses and Changes in Fund Net Position***  
***Year Ended June 30, 2015***

	<b>2015</b>	<b>(For Comparative Purposes Only) 2014</b>
<b>Operating revenues</b>		
Virginia Tobacco Commission grants	\$ 57,840	\$ -
Other income	159,492	109,124
Reimbursement of incentive grant	14,425	-
<b>Total operating revenues</b>	<u>231,757</u>	<u>109,124</u>
<b>Operating expenses</b>		
Depreciation and amortization	808,129	955,492
Economic development - Cane Creek Centre	8,495	7,685
Economic development - Mega Park	26,428	144,323
Other operating expenses	240,924	232,889
<b>Total operating expenses</b>	<u>1,083,976</u>	<u>1,340,389</u>
<b>Operating loss</b>	<u>(852,219)</u>	<u>(1,231,265)</u>
<b>Non-operating revenues (expenses)</b>		
Bond issuance costs	-	(52,500)
Interest income	1,441	1,661
Interest expense	(94,628)	(92,908)
<b>Total non-operating expenses</b>	<u>(93,187)</u>	<u>(143,747)</u>
<b>Net loss before capital contributions</b>	<u>(945,406)</u>	<u>(1,375,012)</u>
<b>Capital contributions</b>		
Contribution - City of Danville	1,226,316	1,134,829
Contribution - Pittsylvania County	1,226,316	1,134,829
<b>Total capital contributions</b>	<u>2,452,632</u>	<u>2,269,658</u>
<b>Change in net position</b>	1,507,226	894,646
<b>Net position at July 1</b>	<u>49,049,860</u>	<u>48,155,214</u>
<b>Net position at June 30</b>	<u>\$ 50,557,086</u>	<u>\$ 49,049,860</u>

**Danville-Pittsylvania Regional Industrial Facility Authority**  
**Statement of Cash Flows**  
**Year Ended June 30, 2015**

	2015	(For Comparative Purposes Only) 2014
<b>Operating activities</b>		
Receipts from operating grants and activities	\$ 76,765	\$ 502
Payments to suppliers for goods and services	(20,732)	(156,855)
Other payments	(68,350)	(104,826)
<b>Net cash used in operating activities</b>	<u>(12,317)</u>	<u>(261,179)</u>
<b>Capital and related financing activities</b>		
Purchase of capital assets	(903,442)	(603,228)
Capital contributions	2,439,550	2,230,564
Interest paid on bonds	(290,212)	(304,307)
Proceeds from bond issuance	-	5,595,000
Bond issuance costs paid	-	(52,500)
Principal repayments on bonds	(1,080,000)	(6,640,000)
<b>Net cash provided by capital and related financing activities</b>	<u>165,896</u>	<u>225,529</u>
<b>Investing activities</b>		
Interest received	1,441	1,661
<b>Net cash provided by investing activities</b>	<u>1,441</u>	<u>1,661</u>
<b>Net increase (decrease) in cash and cash equivalents</b>	155,020	(33,989)
<b>Cash and cash equivalents - beginning of year</b>	<u>5,207,000</u>	<u>5,240,989</u>
<b>Cash and cash equivalents - end of year</b>	<u>\$ 5,362,020</u>	<u>\$ 5,207,000</u>
<b>Reconciliation to Statement of Net Position</b>		
Cash and cash equivalents	\$ 2,082,359	\$ 1,817,042
Restricted cash and cash equivalents	3,279,661	3,389,958
	<u>\$ 5,362,020</u>	<u>\$ 5,207,000</u>

**Danville-Pittsylvania Regional Industrial Facility Authority**  
**Statement of Cash Flows**  
**Year Ended June 30, 2015**

	2015	(For Comparative Purposes Only) 2014
<b>Reconciliation of operating loss to net cash used in operating activities:</b>		
Operating loss	\$ (852,219)	\$ (1,231,265)
Adjustments to reconcile operating loss to net cash used in operating activities:		
Depreciation	808,129	955,492
Operating in-kind expenses	13,082	18,939
Changes in assets and liabilities:		
Change in prepaids	187	3,640
Change in other receivables	2,500	502
Change in accounts payable - general	14,004	(8,487)
Change in unearned revenue	2,000	-
<b>Net cash used in operating activities</b>	<b>\$ (12,317)</b>	<b>\$ (261,179)</b>
<b>Supplemental cash flow information</b>		
Capitalized interest	\$ 188,187	\$ 212,931
Capital asset additions financed by accounts payable	\$ -	\$ 362,418
Capital asset additions financed by locality contribution	\$ -	\$ 20,155



***Danville-Pittsylvania Regional Industrial Facility Authority***  
***Notes to Financial Statements***  
***June 30, 2015***

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**1. Organization and Nature of Activities**

The *Danville-Pittsylvania Regional Industrial Facility Authority* (“the Authority”) was created by ordinance of the Board of Supervisors of Pittsylvania County, Virginia, and the City Council of the City of Danville, Virginia, to promote and further the purposes of the *Virginia Regional Industrial Facilities Act*, Chapter 64, Title 15.2 of the *Code of Virginia*, (1950) as amended (Act). The Authority is an entity jointly owned by the City of Danville and Pittsylvania County and is a political subdivision of the Commonwealth of Virginia. The Authority is empowered, among other things, to borrow money to purchase real estate and finance all improvements in industrial parks intended to be occupied by manufacturing, warehousing, distribution, office or other commercial enterprises. In addition, the Authority is authorized under the Act to issue revenue bonds to finance facilities for such enterprises. The Authority has no taxing power. The City of Danville acts as the fiscal agent of the Authority. As fiscal agent, the City provides office space to the Authority at no charge.

**2. Summary of Significant Accounting Policies**

**Basis of Accounting**

The Authority utilizes the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recognized when incurred, regardless of the timing of the related cash flow. The Authority follows all applicable Governmental Accounting Standards Board (GASB) pronouncements.

The Authority distinguishes operating revenues and expenses from non-operating items. Operating revenues generally consist of grant income from various state or federal agencies; operating expenses generally consist of economic incentive grants, infrastructure development, depreciation and amortization expense, and other operating expenses which include bank charges, legal fees, accounting fees, meals and other miscellaneous fees. Non-operating items consist of interest income and expense as well as incidental items not directly related to the primary operations of the Authority. Capital contributions consist of subsidies from the City of Danville and Pittsylvania County.

**Economic Incentive Grants**

One important function of the Authority is to provide incentives for businesses to locate in the industrial parks constructed by the Authority. In some cases, the Authority agrees that if a business reaches certain investment and employment goals, the Authority will transfer capital assets (such as land and improvements) to the business at very favorable terms at the end of a specified period - usually five to ten years. The Authority reports these transfers as expenses when the grantee reaches its initial investment and employment goals and it appears unlikely that the grantee will fail to maintain these goals throughout the specified period.

Non-exchange transactions, in which the Authority either gives or receives value without directly receiving or giving equal value in exchange, include grants and donations. Revenues and expenses from grants and donations are recognized in the fiscal year in which, in management’s judgment, all eligibility requirements have been substantially satisfied.

**Cash and Cash Equivalents**

Cash and cash equivalents represent checking and savings accounts of the Authority, which are available on demand or within a three-month period.

*Danville-Pittsylvania Regional Industrial Facility Authority*  
*Notes to Financial Statements*  
*June 30, 2015*

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**2. Summary of Significant Accounting Policies (Continued)**

**Due From Other Governments**

Due from other governments generally consists of grant reimbursements receivable from the Virginia Tobacco Commission or other grantor agencies. There were no amounts due from other governments at June 30, 2015.

**Prepays**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

**Restricted Resources**

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first.

**Capital Assets**

Property and equipment is recorded at cost and depreciated over the estimated useful lives of the related assets, ranging from 10 to 50 years. Normal maintenance and repairs are charged to operations when incurred. Capital assets that are later transferred to other governments or businesses are capitalized at cost as constructed or purchased, and are later recorded as expenses when transferred to the recipient entity. The expense of capital assets that are transferred as part of economic incentive grants is generally recognized at the time the recipient has met all eligibility requirements and is expected to continue to meet the requirements throughout the period required by the incentive agreement.

Management does not believe the Authority's real estate has declined materially in value below the reported cost; however, no formal appraisals of the Authority's real property have been obtained since it was acquired.

**Unearned Revenue**

Unearned revenue represents revenue received but not recognized since it has not been earned. Unearned revenue is comprised of rent payments received in advance of the rent period.

**Net Position**

Net position is the difference between assets and liabilities. Net investment in capital assets represents capital assets less accumulated depreciation less any outstanding debt used for the acquisition or improvement of those assets. Restricted net position consists of reserves the Authority is required to maintain under its bond agreements.

**Danville-Pittsylvania Regional Industrial Facility Authority**  
**Notes to Financial Statements**  
**June 30, 2015**

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**2. Summary of Significant Accounting Policies (Continued)**

**Estimates**

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

**Income Taxes**

The Authority is exempt from all federal, state, and local income taxes.

**3. Deposits, Restricted Cash 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 the FDIC must pledge collateral to the Commonwealth of Virginia Treasury Board. Financial institutions may choose between two collateralization methodologies and depending upon that choice, will pledge collateral that ranges in the amounts from 50% to 130% of excess deposits. Accordingly, all deposits are considered fully collateralized.

**Restricted Cash and Cash Equivalents**

Restricted cash and cash equivalents consist of the following at June 30, 2015:

Bond funds to be used for improvements to Cane Creek Centre	\$ 267,012
Restricted funds for Cane Creek Centre debt service	1,012,482
Restricted funds for Berry Hill Mega Park debt service	<u>2,000,167</u>
	<u>\$ 3,279,661</u>

**Investments**

Statutes authorize the Authority 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 and certain corporate notes, banker’s acceptances, repurchase agreements and the State Treasurer’s Local Government Investment Pool (LGIP). At June 30, 2015, the Authority held no investments.

**Danville-Pittsylvania Regional Industrial Facility Authority**  
**Notes to Financial Statements**  
**June 30, 2015**

**4. Due To/From Member Localities**

The Authority is equally funded by the City of Danville and Pittsylvania County. The two localities have signed agreements to share all costs of the Authority equally. At times, one locality may front all costs associated with a transaction, creating an amount owed by the other. The Authority reflects these balances as all transactions associated with the Authority are recorded on the Authority's books. At June 30, 2015, the Authority reflects amounts due to Pittsylvania County of \$248,271 and a corresponding due from the City of Danville for the same amount. This stems from items paid for or contributed by Pittsylvania County in excess of its share. It is not expected that the City of Danville will repay this amount in full in fiscal year 2016, but rather that the balance will be adjusted annually based on contributions made by both localities.

**5. Capital Assets**

Capital asset activity for the year ended June 30, 2015, was as follows:

	June 30, 2014 Balance	Increases	Decreases	June 30, 2015 Balance
<i>Capital assets not being depreciated:</i>				
Cyber Park - Land	\$ 5,904,783	\$ -	\$ -	\$ 5,904,783
Cane Creek Centre - Land	6,088,539	15,500	-	6,104,039
Mega Park - Land	13,062,540	-	-	13,062,540
<i>Total capital assets not being depreciated</i>	<u>25,055,862</u>	<u>15,500</u>	<u>-</u>	<u>25,071,362</u>
<i>Capital assets being depreciated:</i>				
Buildings	25,617,874	-	-	25,617,874
Building Improvements	267,000	-	-	267,000
Land Improvements	5,970,458	294,780	-	6,265,238
Infrastructure	2,006,965	-	-	2,006,965
<i>Total capital assets being depreciated</i>	<u>33,862,297</u>	<u>294,780</u>	<u>-</u>	<u>34,157,077</u>
<i>Less accumulated depreciation for:</i>				
Buildings	6,784,157	601,812	-	7,385,969
Building Improvements	56,208	7,026	-	63,234
Land Improvements	857,880	159,152	-	1,017,032
Infrastructure	280,973	40,139	-	321,112
<i>Total accumulated depreciation</i>	<u>7,979,218</u>	<u>808,129</u>	<u>-</u>	<u>8,787,347</u>
<i>Total capital assets being depreciated, net</i>	<u>25,883,079</u>	<u>(513,349)</u>	<u>-</u>	<u>25,369,730</u>
<i>Total capital assets, net</i>	<u>\$ 50,938,941</u>	<u>\$ (497,849)</u>	<u>\$ -</u>	<u>\$ 50,441,092</u>

**Danville-Pittsylvania Regional Industrial Facility Authority**  
**Notes to Financial Statements**  
**June 30, 2015**

**6. Construction in Progress**

Construction in progress consisted of the following at June 30:

	<u>June 30, 2014</u> <u>Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>June 30, 2015</u> <u>Balance</u>
Mega Park*	\$ 3,337,517	\$ 713,711	\$ -	\$ 4,051,228
Cane Creek Centre	294,780	-	294,780	-
	<u>\$ 3,632,297</u>	<u>\$ 713,711</u>	<u>\$ 294,780</u>	<u>\$ 4,051,228</u>

\* Current year additions include capitalized interest of \$188,187. The construction in progress total for this project includes an accumulated total of \$927,982 capitalized interest at June 30, 2015.

**7. Long-Term Debt**

The following schedule represents all bonds payable:

<u>Description</u>	<u>Original Issue</u>	<u>Annual Amount</u>	<u>Interest Rate</u>	<u>Maturity</u>	<u>Outstanding</u> <u>June 30, 2015</u>
2013 Revenue Refunding bonds	\$ 5,595,000	\$ 315,000 – 4,600,000	1.85%	8/1/2016	\$ 4,950,000
2011 Revenue bonds	11,250,000	\$ 780,000 – 5,525,000	2.50 – 4.75%	9/1/2019	4,245,000
	<u>\$ 16,845,000</u>				<u>\$ 9,195,000</u>

In December 2011, the Authority issued \$11,250,000 in revenue bonds. The debt service payments made on March 1, 2012 and September 1, 2012 were funded by a grant from the Virginia Tobacco Commission; debt service payments thereafter are made with funds received from the City of Danville and Pittsylvania County.

In August 2013, the Authority issued \$5,595,000 in revenue refunding bonds to satisfy the outstanding balance of the 2005 revenue bonds. Debt service payments are made with funds received from the City of Danville and Pittsylvania County.

Long-term debt activity for the year ended June 30, 2015 was as follows:

<u>Description</u>	<u>Beginning</u> <u>Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending</u> <u>Balance</u>	<u>Due Within</u> <u>One Year</u>
Revenue bonds	\$ 10,275,000	\$ -	\$ 1,080,000	\$ 9,195,000	\$ 1,130,000
Original issue discount	(8,010)	-	(1,550)	(6,460)	(1,550)
	<u>\$ 10,266,990</u>	<u>\$ -</u>	<u>\$ 1,078,450</u>	<u>\$ 9,188,540</u>	<u>\$ 1,128,450</u>

**Danville-Pittsylvania Regional Industrial Facility Authority**  
**Notes to Financial Statements**  
**June 30, 2015**

**7. Long-Term Debt (Continued)**

Debt service on the preceding bonds in future years is as follows:

**Debt Maturity Schedule**

<u>Year Ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2016	\$ 1,130,000	\$ 256,619	\$ 1,386,619
2017	5,410,000	144,766	5,554,766
2018	845,000	102,247	947,247
2019	885,000	63,850	948,850
2020	925,000	21,969	946,969
	<u>\$ 9,195,000</u>	<u>\$ 589,451</u>	<u>\$ 9,784,451</u>

**8. Economic Development**

In fiscal year 2015, the Authority purchased property totaling one acre surrounding the Cane Creek Centre for approximately \$15,500.

**9. Short-Term Operating Leases**

The Authority leases land to tenants under lease terms of one year or less. Under the terms of the agreements, the future rental income for the year ending June 30, 2016 is estimated to be \$11,450.

**10. Long-Term Operating Leases**

In October 2006, the Authority entered into agreements with Swedwood Danville, LLC that provide the Authority will lease 94 acres (valued at \$1,027,947) to Swedwood for 120 months at a rate of \$1 per year. Swedwood has the option to purchase the above-mentioned land for \$1 at the end of the 120-month lease if it meets certain investment and employment criteria. In fiscal year 2008, Swedwood met its initial investment and employment criteria and the Authority recorded the transfer of land to Swedwood. If Swedwood chooses to expand its operations within the terms of the agreement, it also has the right to lease from the Authority certain parcels of land known as lots 7B and/or 7C, consisting of approximately 103 acres and 11 acres, respectively. Swedwood also has the right of first refusal to purchase a certain parcel of land from the Authority known as Lot 6 consisting of 68.8 acres.

The Research Building, which has a carrying value of \$5,673,567 at June 30, 2015 and accumulated depreciation of \$1,362,243, is leased to the Institute for Advanced Learning & Research (IALR) for \$10 per year per square foot occupied. The lease was renewed at the same rent terms on June 1, 2013 for a one-year period and will automatically renew annually thereafter for successive one year periods. The rent for the renewal is set forth in the lease agreement. Insurance costs are the responsibility of the lessee. Maintenance costs are the responsibility of the Authority; however, the lessee is engaged to provide for the maintenance obligations and is compensated for these services in an amount equal to the rent paid by the lessee. For fiscal year 2015, \$146,692 of rental income was received through this lease.

**Danville-Pittsylvania Regional Industrial Facility Authority**  
**Notes to Financial Statements**  
**June 30, 2015**

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**10. Long-Term Operating Leases (Continued)**

The Institute Building is leased to the IALR for \$1 per year. The lease term is 15 years and began in June 2004. Insurance and maintenance costs are the responsibility of the lessee.

In fiscal year 2011, the Authority entered into a ground lease with the IALR to allow for the construction of the Sustainable Energy Technology Center Building (SEnTeC). The lease term is 240 months and began in September 2010. The property is leased to the IALR at a rate of \$1 per year and the IALR has the option to purchase the premises for \$100 at the end of the lease term, as long as all related grant requirements have been satisfied.

**11. Commitments and Contingencies**

At June 30, 2015, the Authority had approximately \$2.8 million in outstanding engineering and consulting contracts, of which approximately \$787,000 had not been expended.

**12. Subsequent Events**

On September 14, 2015, the Authority approved an agreement where a company located in the Cane Creek Centre will repay to the Authority approximately \$77,000 of incentives received for failure to meet certain requirements of the performance agreement.

**13. Dissolution of Authority**

If dissolution of the Authority should occur, such dissolution shall be made pursuant to *Code of Virginia*, Section 15.2-6415. Pittsylvania County constructed a Multi-Port Access Point (MSAP), at an approximate cost of \$2 million that will benefit areas served by the Authority. Should the Authority ever be dissolved, the MSAP will be considered part of the County's investment in the Authority.

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**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Directors of  
Danville-Pittsylvania Regional Industrial Facility Authority  
Danville, Virginia

We have audited, 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, the financial statements of the Danville-Pittsylvania Regional Industrial Facility Authority (the “Authority”), as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the Authority’s basic financial statements, and have issued our report thereon dated November 10, 2015.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Authority’s internal control over financial reporting (internal control) to determine the 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 the Authority’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority’s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. **Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.**



## Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of 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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. **The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.**

## Purpose of this Report

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

*Brown, Edwards & Company, L.L.P.*

CERTIFIED PUBLIC ACCOUNTANTS

Lynchburg, Virginia  
November 10, 2015

**DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY**

**SUMMARY OF COMPLIANCE MATTERS  
Year Ended June 30, 2015**

As more fully described in the **Independent Auditor's 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***, we performed tests of the Authority's compliance with certain provisions of laws, regulations, contracts, and grants shown below.

**STATE COMPLIANCE MATTERS**

*Code of Virginia*

Cash and Investment Laws

Debt Provisions

Procurement Laws

Uniform Disposition of Unclaimed Property Act