



COUNTY COUNCIL OF BEAUFORT COUNTY  
**FINANCE DEPARTMENT**  
Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

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November 12, 2014

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**September 2014 Rural and Critical Lands Program Financials Narrative and Analysis**

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The Rural and Critical Lands Program currently has \$13.23 million in funds as of September 30, 2014. This amount is comprised of \$11.86 million in unrestricted funds and \$1.37 million in restricted funds, which have donor specific restrictions on how these funds can be used.

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It should be noted that these financials do not include an October 2014 land purchase of \$250,000 from the unrestricted funds. This acquisition will be included in future financial statements.

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The \$25 million bond, which was issued in May 2013 as a result of Beaufort County voters approving the referendum in November 2012, has been used for various property acquisitions, infrastructure development, passive parks, and administrative costs throughout the County. These financials also do not include the recent voter approved referendum in November 2014.

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Respectively submitted,

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*"Professionally we serve; Personally we care!"*

**Beaufort County  
Rural and Critical Lands Program (Referendum-Voted) Detail  
FY 2015 as of September 30, 2014 (Unaudited and Preliminary)**

Date	Action/Purchase	Vendor	Unrestricted/ Restricted	District	Fee Simple/ Conservation Easement	Income to Date				Spent to Date		Balance
						Referendum	Interest/Grant	Admin Costs	Passive Parks	Property Acquisitions	Infrastructure Development	
May-13	Bonds Issued	N/A	UR	ALL		25,000,000	-	-	-	-	-	26,015,004
May-13	Interest Earned	N/A	UR	ALL		-	1,461	-	-	-	-	26,016,465
May-13	Bindon Plantation	Howell Gibson and Hughes	UR	1		-	-	400	-	-	-	26,016,065
May-13	BC Shooting Range	Howell Gibson and Hughes	UR	5		-	-	1,441	-	-	-	26,014,624
May-13	Pinckney Point	Howell Gibson and Hughes	UR	5		-	-	19,836	-	-	-	25,994,788
May-13	Fort Frederick	Howell Gibson and Hughes	UR	4		-	-	1,368	-	-	-	25,993,420
May-13	Miscellaneous	Howell Gibson and Hughes	UR	ALL		-	-	363	-	-	-	25,993,057
May-13	Mitchelville Tract	Howell Gibson and Hughes	UR	10		-	-	100	-	-	-	25,992,957
May-13	Pulaski Tract	Howell Gibson and Hughes	UR	1		-	-	375	-	-	-	25,992,582
May-13	Pinckney Point	Equity Resource Partners III, LLC	UR	5	FS	-	-	-	-	6,950,000	-	19,042,582
May-13	Fort Frederick	Dewey Littleton as PR of the Estate of Marilyn Littleton	UR	4	FS	-	-	-	-	75,000	-	18,967,582
May-13	Crystal Lake	Andrews & Burgess Inc.	RD	RSTR		-	-	-	9,483	-	-	18,958,099
May-13	Crystal Lake	Gasque & Associates	RD	RSTR		-	-	-	150	-	-	18,957,949
May-13	Crystal Lake	Accurate Reproductions	RD	RSTR		-	-	-	57	-	-	18,957,892
May-13	Crystal Lake	Accurate Reproductions	RD	RSTR		-	-	-	35	-	-	18,957,857
May-13	Factory Creek	JOCO Construction	RD	RSTR		-	-	-	500	-	-	18,957,357
June-13	Garvery Hall Tract	Howell Gibson and Hughes	UR	6		-	-	139	-	-	-	18,957,218
June-13	Bindon Plantation	Howell Gibson and Hughes	UR	1		-	-	151	-	-	-	18,957,067
June-13	Pulaski Tract	Howell Gibson and Hughes	UR	1		-	-	190	-	-	-	18,956,877
June-13	Pinckney Point	Howell Gibson and Hughes	UR	5		-	-	403	-	-	-	18,956,474
June-13	Fort Frederick	Howell Gibson and Hughes	UR	4		-	-	646	-	-	-	18,955,828
June-13	Miscellaneous	Howell Gibson and Hughes	UR	ALL		-	-	105	-	-	-	18,955,723
June-13	Rowe Tract 9B	Howell Gibson and Hughes	UR	6		-	-	77	-	-	-	18,955,646
June-13	Restricted Interest Earned	N/A	RD	RSTR		-	1,620	-	-	-	-	18,957,266
June-13	Interest Earned	N/A	UR	ALL		-	2,048	-	-	-	-	18,959,314
June-13	Okatie South - Buckwalter	Carolina Engineering Consultants, Inc.	RD	RSTR		-	-	-	-	-	18,509	18,940,805
June-13	Crystal Lake	Lowe's Companies, Inc.	RD	RSTR		-	-	-	6	-	-	18,940,799
June-13	Crystal Lake	O'Quinn Marine Construction, Inc.	RD	RSTR		-	-	-	75,620	-	-	18,865,179
June-13	Crystal Lake	Andrews & Burgess Inc.	RD	RSTR		-	-	-	6,025	-	-	18,859,154
June-13	Bond Analysis	S&P	UR	ALL		-	-	8,698	-	-	-	18,850,456
July-13	Pulaski Tract	Beaufort Surveying Inc.	UR	1		-	-	1,900	-	-	-	18,848,556
July-13	Pulaski Tract	Howell Gibson and Hughes	UR	1		-	-	2,170	-	-	-	18,846,386
July-13	Miscellaneous	Howell Gibson and Hughes	UR	ALL		-	-	1,830	-	-	-	18,844,556
August-13	Fort Frederick	Howell Gibson and Hughes	UR	4		-	-	525	-	-	-	18,844,031
August-13	Pulaski Tract	Howell Gibson and Hughes	UR	1		-	-	869	-	-	-	18,843,162
August-13	Miscellaneous	Howell Gibson and Hughes	UR	ALL		-	-	405	-	-	-	18,842,757
August-13	Crystal Lake	O'Quinn Marine Construction, Inc.	RD	RSTR		-	-	-	18,800	-	-	18,823,957
August-13	Crystal Lake	Gasque & Associates	RD	RSTR		-	-	-	100	-	-	18,823,857
September-13	Crystal Lake	Accurate Reproductions	RD	RSTR		-	-	-	10	-	-	18,823,847
September-13	Crystal Lake	SC DHEC	RD	RSTR		-	-	-	335	-	-	18,823,512
September-13	Pinckney Point	Howell Gibson and Hughes	UR	5		-	-	550	-	-	-	18,822,962
September-13	Pulaski Tract	Howell Gibson and Hughes	UR	1		-	-	135	-	-	-	18,822,827
September-13	Miscellaneous	Howell Gibson and Hughes	UR	ALL		-	-	167	-	-	-	18,822,660
September-13	Miscellaneous	BB&T Service Charges	UR	ALL		-	-	115	-	-	-	18,822,545
September-13	Okatie South - Buckwalter	Lowcountry Council of Governments	RD	RSTR		-	-	230	-	-	-	18,822,315
September-13	Okatie South - Buckwalter	SC DHEC	RD	RSTR		-	-	150	-	-	-	18,822,165
October-13	Fort Freemont Property	Master Steel LLC	RD	RSTR		-	-	-	750	-	-	18,821,415
October-13	Crystal Lake	Whitaker Laboratory, Inc.	RD	RSTR		-	-	-	1,750	-	-	18,819,665
October-13	Crystal Lake	O'Quinn Marine Construction, Inc.	RD	RSTR		-	-	-	57,962	-	-	18,761,703
October-13	Crystal Lake	Barlett Tree Experts	RD	RSTR		-	-	-	4,860	-	-	18,756,843
October-13	Fort Freemont Property	Graybar Fence Company	RD	RSTR		-	-	-	450	-	-	18,756,393
November-13	Shooting Range	Howell Gibson and Hughes	UR	5		-	-	1,785	-	-	-	18,754,608
November-13	Pulaski Tract	Howell Gibson and Hughes	UR	1		-	-	375	-	-	-	18,754,233
November-13	Miscellaneous	Howell Gibson and Hughes	UR	ALL		-	-	1,140	-	-	-	18,753,093
November-13	Miscellaneous	BB&T Service Charge	UR	ALL		-	-	29	-	-	-	18,753,064
November-13	Crystal Lake	O'Quinn Marine Construction, Inc.	RD	RSTR		-	-	-	7,578	-	-	18,745,486
November-13	Crystal Lake	Andrews & Burgess Inc.	RD	RSTR		-	-	-	11,900	-	-	18,733,586
November-13	Crystal Lake	Andrews & Burgess Inc.	RD	RSTR		-	-	-	6,144	-	-	18,727,442
November-13	Crystal Lake	Gasque & Associates	RD	RSTR		-	-	-	500	-	-	18,726,942
November-13	Pulaski Tract	Howell Gibson and Hughes	UR	1		-	-	610	-	-	-	18,726,332
November-13	Crystal Lake	Lowe's Companies, Inc.	RD	RSTR		-	-	-	8	-	-	18,726,324

**Beaufort County**  
**Rural and Critical Lands Program (Referendum-Voted) Detail**  
**FY 2015 as of September 30, 2014 (Unaudited and Preliminary)**

Date	Action/Purchase	Vendor	Unrestricted/ Restricted	District	Fee Simple/ Conservation Easement	Income to Date				Spent to Date		Balance
						Referendum	Interest/Grant	Admin Costs	Passive Parks	Property Acquisitions	Infrastructure Development	
November-13	Crystal Lake	Andrews & Burgess Inc.	RD	RSTR		-	-	-	6,467	-	-	18,719,857
December-13	Pepper Hall Plantation	The Pflug Law Firm, LLC	UR	6		-	-	1,125	-	-	-	18,718,732
December-13	Pepper Hall Plantation	SCS Engineers	UR	6		-	-	-	-	-	3,300	18,715,432
December-13	Charles W. King	Howell Gibson and Hughes	UR	3		-	-	120	-	-	-	18,715,312
December-13	Pulaski Tract	Howell Gibson and Hughes	UR	1		-	-	4,486	-	-	-	18,710,826
December-13	Shooting Range	Howell Gibson and Hughes	UR	5		-	-	120	-	-	-	18,710,706
December-13	Christian Trask Legacy Trust	Howell Gibson and Hughes	UR	3		-	-	180	-	-	-	18,710,526
December-13	Pulaski Tract	Howell Gibson and Hughes	UR	1		-	-	120	-	-	-	18,710,406
December-13	Pepper Hall Plantation	Howell Gibson and Hughes	UR	6		-	-	12,753	-	-	-	18,697,653
December-13	Bindon Plantation	Howell Gibson and Hughes	UR	1		-	-	75	-	-	-	18,697,578
December-13	Miscellaneous	Howell Gibson and Hughes	UR	ALL		-	-	105	-	-	-	18,697,473
December-13	Miscellaneous	BB&T Service Charge	UR	ALL		-	-	29	-	-	-	18,697,444
December-13	Pulaski Tract	Donald Pulaski	UR	1	CE	-	-	-	-	56,500	-	18,640,944
December-13	Pulaski Tract	Debbie Pulaski	UR	1	CE	-	-	-	-	46,500	-	18,594,444
December-13	Pepper Hall Plantation	Robert Graves	UR	6	FS	-	-	-	-	4,000,000	-	14,594,444
December-13	Pepper Hall Plantation	Title Abstract 4 U	UR	6		-	-	4,650	-	-	-	14,589,794
December-13	New Riverside / Bluffton	Andrews & Burgess Inc.	RD	RSTR		-	-	-	-	-	8,067	14,581,727
January-14	New Riverside / Bluffton	Andrews & Burgess Inc.	RD	RSTR		-	-	-	-	-	3,244	14,578,483
January-14	New Riverside / Bluffton	Andrews & Burgess Inc.	RD	RSTR		-	-	-	-	-	2,494	14,575,989
January-14	New Riverside / Bluffton	Andrews & Burgess Inc.	RD	RSTR		-	-	-	-	-	2,481	14,573,508
January-14	Pepper Hall Plantation	The Pflug Law Firm, LLC	UR	6		-	-	1,552	-	-	-	14,571,956
January-14	Shooting Range	Howell Gibson and Hughes	UR	5		-	-	150	-	-	-	14,571,806
January-14	Pulaski Tract	Howell Gibson and Hughes	UR	1		-	-	2,596	-	-	-	14,569,209
January-14	Christian Trask Legacy Trust	Howell Gibson and Hughes	UR	3		-	-	2,640	-	-	-	14,566,569
January-14	Pepper Hall Plantation	Howell Gibson and Hughes	UR	6		-	-	763	-	-	-	14,565,807
January-14	Miscellaneous	Howell Gibson and Hughes	UR	ALL		-	-	105	-	-	-	14,565,702
January-14	Beach City Road Tract/ Wallstar	Howell Gibson and Hughes	UR	10		-	-	135	-	-	-	14,565,567
January-14	Miscellaneous	BB&T Service Charge	UR	ALL		-	-	54	-	-	-	14,565,513
January-14	Crystal Lake	BJWSA	RD	RSTR		-	-	-	840	-	-	14,564,673
January-14	Crystal Lake	Lowcountry Council of Governments	RD	RSTR		-	-	-	230	-	-	14,564,443
February-14	Pulaski Tract	Howell Gibson and Hughes	UR	1		-	-	361	-	-	-	14,564,083
February-14	Christian Trask Legacy Trust	Howell Gibson and Hughes	UR	3		-	-	2,543	-	-	-	14,561,540
February-14	Miscellaneous	Howell Gibson and Hughes	UR	ALL		-	-	720	-	-	-	14,560,820
February-14	Charles W. King	Howell Gibson and Hughes	UR	3		-	-	195	-	-	-	14,560,625
February-14	Dopson Property	Howell Gibson and Hughes	UR	1		-	-	2,424	-	-	-	14,558,201
February-14	Pepper Hall Plantation	The Pflug Law Firm, LLC	UR	6		-	-	924	-	-	-	14,557,277
February-14	Miscellaneous	BB&T Service Charge	UR	ALL		-	-	29	-	-	-	14,557,248
February-14	Christian Trask Legacy Trust	Title Search 4U	UR	3		-	-	-	-	-	3,000	14,554,248
February-14	Crystal Lake	SC DHEC	RD	RSTR		-	-	-	75	-	-	14,554,173
March-14	Christian Trask Legacy Trust	Howell Gibson and Hughes	UR	3		-	-	2,372	-	-	-	14,551,801
March-14	Miscellaneous	Howell Gibson and Hughes	UR	ALL		-	-	612	-	-	-	14,551,189
March-14	Dopson Property	Howell Gibson and Hughes	UR	1		-	-	1,332	-	-	-	14,549,857
March-14	Pulaski Tract- Refund- Navy's survey portion	Howell Gibson and Hughes	UR	1		-	-	(950)	-	-	-	14,550,807
March-14	Miscellaneous	BB&T Service Charge	UR	ALL		-	-	35	-	-	-	14,550,772
April-14	Miscellaneous	BB&T Service Charge	UR	ALL		-	-	35	-	-	-	14,550,737
April-14	Dopson Property	Howell Gibson and Hughes	UR	1		-	-	900	-	-	-	14,549,837
April-14	Charles W. King	Howell Gibson and Hughes	UR	3		-	-	1,512	-	-	-	14,548,326
April-14	Pulaski Tract	Howell Gibson and Hughes	UR	1		-	-	334	-	-	-	14,547,992
April-14	Pepper Hall Plantation	Howell Gibson and Hughes	UR	6		-	-	206	-	-	-	14,547,786
April-14	Bond Analysis	S&P	UR	ALL		-	-	(8,698)	-	-	-	14,556,484
April-14	Shooting Range	Jones, Simpson, & Newton, PA	RD	RSTR		-	-	1,583	-	-	-	14,554,901
May-14	Miscellaneous	BB&T Service Charge	UR	ALL		-	-	35	-	-	-	14,554,866
May-14	Crystal Lake Grant	N/A	RD	RSTR		-	-	4,860	-	-	-	14,559,726
May-14	Crystal Lake	Accurate Reproductions	RD	RSTR		-	-	16	-	-	-	14,559,710
June-14	Dopson Property	Howell Gibson and Hughes	UR	1		-	-	465	-	-	-	14,559,245
June-14	Christian Trask Legacy Trust	Howell Gibson and Hughes	UR	3		-	-	120	-	-	-	14,559,125
June-14	Harvey Partnership	Howell Gibson and Hughes	UR	1		-	-	120	-	-	-	14,559,005
June-14	Harvey Partnership	Howell Gibson and Hughes	UR	1		-	-	1,575	-	-	-	14,557,430
June-14	Miscellaneous	Howell Gibson and Hughes	UR	ALL		-	-	615	-	-	-	14,556,815
June-14	Shooting Range	Howell Gibson and Hughes	UR	5		-	-	255	-	-	-	14,556,560

**Beaufort County**  
**Rural and Critical Lands Program (Referendum-Voted) Detail**  
**FY 2015 as of September 30, 2014 (Unaudited and Preliminary)**

Date	Action/Purchase	Vendor	Unrestricted/ Restricted	District	Fee Simple/ Conservation Easement	Income to Date				Spent to Date		Balance
						Referendum	Interest/Grant	Admin Costs	Passive Parks	Property Acquisitions	Infrastructure Development	
June-14	Dopson Property	Howell Gibson and Hughes	UR	1				165				14,556,395
June-14	Crystal Lake	Andrews & Burgess Inc.	UR	2					10,725			14,545,669
June-14	Miscellaneous	BB&T Service Charge	UR	ALL				35				14,545,634
June-14	Interest Earned- FY 14	N/A	UR	ALL		-	18,821	-		-	-	14,564,455
June-14	Interest Earned- FY 14	N/A	RD	ALL		-	1,271	-		-	-	14,565,727
July-14	Pinckney Colony Road	Howell Gibson and Hughes	UR	6				4,110				14,561,617
July-14	Dopson Property	Howell Gibson and Hughes	UR	1				195				14,561,422
July-14	Charles W. King	Howell Gibson and Hughes	UR	3				805				14,560,617
July-14	Harvey Partnership	Howell Gibson and Hughes	UR	1				85				14,560,533
July-14	Duncan Farms	Andrews & Burgess Inc.	UR	5					11,112			14,549,421
August-14	Pinckney Colony Road	Howell Gibson and Hughes	UR	6				412				14,549,009
August-14	Dopson Property	Howell Gibson and Hughes	UR	1				876				14,548,132
August-14	Charles W. King	Howell Gibson and Hughes	UR	3				375				14,547,757
August-14	Campbell	Howell Gibson and Hughes	UR	1				2,452				14,545,305
August-14	Harvey Partnership	Howell Gibson and Hughes	UR	1				1,240				14,544,065
August-14	Crystal Lake	Accurate Reproductions	UR	2					18			14,544,047
August-14	Crystal Lake	Accurate Reproductions	UR	2					928			14,543,120
August-14	Crystal Lake	Accurate Reproductions	UR	2					69			14,543,051
August-14	Crystal Lake	Island Packet	UR	2					140			14,542,911
August-14	Duncan Farms	Andrews & Burgess Inc.	UR	5					13,844			14,529,067
September-14	Miscellaneous	BB&T Service Charge- FY15	UR	ALL				105				14,528,962
September-14	Campbell	Howell Gibson and Hughes	UR	1				3,810				14,525,152
September-14	Harvey Partnership	Howell Gibson and Hughes	UR	1				5,083				14,520,069
September-14	Campbell Purchase	Estate of Elizabeth Ward Campbell	UR	1						895,000		13,625,069
September-14	Harvey Purchase	Harvey Partnership, LP	UR	1						397,500		13,227,569
September-14	Crystal Lake	Compass South, Inc.	UR	2					1,800			13,225,769
September-14	Crystal Lake	Bid Documents Refund	UR	2				(100)				13,225,869
September-14	Interest Earned- FY 15	N/A	UR	ALL		-	4,613	-		-	-	13,230,482

\* Reflects remaining balance and most recent \$25M referendum approved by taxpayers;  
 Prior information available upon request.

25,000,000	34,694	108,351	249,270	12,420,500	41,095
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Legend	
UR	Unrestricted
RR	Restricted Referendum
RD	Restricted Donation
FS	Fee Simple
CE	Conservation Easement

Total Amount Available at 9/30/14	13,230,482
Total Reconciled Unrestricted Bank Balance at 9/30/2014	11,858,101
Total Reconciled Restricted Bank Balance at 9/30/2014	1,372,383
Difference (Rounding)	(1)

District Location	District #	Income to Date	Admin Costs	Passive Parks	Spent to Date		Total Expenditures
					Property Acquisitions	Infrastructure Development	
	ALL	116,741,256	321,721	-	-	-	321,721
	RSTR	1,670,715	89,360	249,270	-	34,795	373,425
Sheldon/Dale/Lobeco	1	500,000	74,875	-	7,533,770	-	7,608,645
MCAS/Beaufort/Lady's Island/Fripp Island	2	469,125	22,702	-	4,880,000	-	4,902,702
Beaufort/Lady's Island/St. Helena Island/ Parris Island	3	419,000	24,844	-	12,806,750	3,000	12,834,594
Port Royal/Shell	4	-	18,244	-	1,092,500	-	1,110,744
Point/Parris Island	5	-	42,327	-	6,950,000	-	6,992,327
Okatie/Burton/Shell Pt	6	-	-	-	-	-	-
Sun City/Okatie/	6	1,600,000	123,219	-	40,183,716	3,300	40,310,235
Pinckney Colony	7	5,798,500	9,415	-	12,712,250	-	12,721,665
Bluffton-Buckwalter	8	-	17,503	-	4,842,020	-	4,859,523
Hilton Head/Bluffton	9	-	-	-	-	-	-
Bluffton/Pritchardville / Daufuskie Island	9	-	174,646	-	20,521,855	-	20,696,501
Hilton Head	10	-	33,163	-	1,202,870	-	1,236,033
Hilton Head	11	-	-	-	-	-	-
		127,198,596	952,018	249,270	112,725,731	41,095	113,968,114