



COUNTY COUNCIL OF BEAUFORT COUNTY
FINANCE DEPARTMENT
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Beaufort, South Carolina 29901-1228

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October 8, 2014

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August 2014 Rural and Critical Lands Program Financials Narrative and Analysis

The Rural and Critical Lands Program currently has \$14.53 million in funds as of August 31, 2014. This amount is comprised of \$13.16 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 September 2014 land purchases of almost \$1.3M from the unrestricted funds. These acquisitions 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.

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Respectively submitted,

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Beaufort County
Rural and Critical Lands Program (Referendum-Voted) Detail
FY 2015 as of August 31, 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

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						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

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FY 2015 as of August 31, 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
August-14	Miscellaneous	BB&T Service Charge	UR	ALL				70				14,528,997
August-14	Interest Earned- FY 15	N/A	UR	ALL		-	2,979	-		-	-	14,531,976

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

25,000,000	33,060	99,523	247,470	11,128,000	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 8/31/14	14,531,976
Total Reconciled Unrestricted Bank Balance at 8/31/2014	13,159,594
Total Reconciled Restricted Bank Balance at 8/31/2014	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	116,739,622	321,686	-	-	-	321,686
	RSTR	1,670,715	89,360	247,470	-	34,795	371,625
Sheldon/Dale/Lobeco/	1	500,000	65,982	-	6,241,270	-	6,307,252
MCAS/Beaufort/Lady's	2	469,125	22,802	-	4,880,000	-	4,902,802
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							
Point/Parris Island	4	-	18,244	-	1,092,500	-	1,110,744
Okatie/Burton/Shell Pt	5	-	42,327	-	6,950,000	-	6,992,327
Sun City/Okatie/							
Pinckney Colony	6	1,600,000	123,219	-	40,183,716	3,300	40,310,235
Bluffton-Buckwalter	7	5,798,500	9,415	-	12,712,250	-	12,721,665
Hilton Head/Bluffton	8	-	17,503	-	4,842,020	-	4,859,523
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	-	-	-	-	-	-
		127,196,962	943,190	247,470	111,433,231	41,095	112,664,986