

The Town of James Island held its regularly scheduled meeting on Thursday, February 20, 2025, 7:00 p.m. in person at the Town Hall, 1122 Dills Bluff Road, James Island, SC. This meeting was also live streamed on the Town's website: [www.jamesislandsc.com/livestream-townmeetings](http://www.jamesislandsc.com/livestream-townmeetings) and was held in accordance with the SC Freedom of Information Act and the requirements of the Town of James Island.

The following members of Council were present: Dan Boles, Lewis Dodson, Cynthia Mignano, Troy Mullinax, and Mayor Brook Lyon, who presided. Also present: Brian Quisenberry, Town Attorney, Becky Heath, Finance Director, Mike Hemmer, Executive Assistant to the Mayor, Lt. Shawn James and Master Deputy Chris King, Island Sheriff's Patrol, and Frances Simmons, Town Clerk.

Opening Exercises: Mayor Lyon called the meeting to order at 7:00 p.m. and welcomed everyone present. Councilwoman Mignano led Council in prayer and followed with the Pledge of Allegiance.

Mayor Lyon announced that she invited the AmeriCorps volunteers tonight to recognize the service they provided to the Town. The AmeriCorps team has been with the Town since November to assist staff with drainage, work at the parks, community events, and other service work. The team's last day is next Wednesday, and we will miss them. Mayor Lyon thanked the volunteers for their hard work and presented each with a Town service pin and a photo session with Council and staff.

Presentation of Fiscal Year 2023-2024 Annual Audit: Mayor Lyon introduced Gary Bailey, Love Bailey CPA, who presented the FY 2023-2024 Annual Audit. Mr. Bailey complimented the Town for having a clean audit with good segregation of duties. He recognized Finance Director, Becky Heath for doing a great job just coming into the audit process. An overview of various categories were reviewed: General Fund, Stormwater, Accommodations Tax and Municipal Fees. Mr. Bailey complimented Council on having a strong balance sheet with good cash flow to cover the functions of the Town. Overall, there were no findings of issues in the audit. Mayor Lyon thanked Mr. Bailey for conducting a thorough audit. Report attached.

Public Comment:

Rebekah Mitchell, 207 East Bay Street, National Association of Women in Construction (NAWIC) thanked Mayor Lyon and Council for recognizing March 2-8 as Women in Construction Week. Mayor Lyon thanked Ms. Mitchell for this great work and community service.

Consent Agenda:

Minutes of Town Council Regular Meeting, January 16, 2025: Motion to approve the January 16, 2025 minutes was made by Councilman Boles, seconded by Councilman Dodson and passed unanimously.

Information Reports:

Finance Reports: Ms. Heath provided the Financial Summary for the period ending January 31, 2025 in Council's packets. There was no discussion. Report accepted as information.

Island Sheriff's Patrol Report: Lt. James gave an update of recent crimes and infractions that occurred in the Town last month. He noted that the last four weeks in the Town has been good.

Public Works: Mayor Lyon reported for PW Coordinator, Keith LaDeaux out on emergency leave.

Oceanview Drainage Project is close to completion along with the additional work for ditch piping. She said the contractor ran into a problem with the final "SWPPP" inspection (Stormwater Pollution Prevention Plan). The maintenance road has not stabilized because of motor carts and vehicles traversing the road. Mayor Lyon thanked Lt. James, Deputy King and other deputies for providing extra patrol in the area. She said that a gate has been installed across the road and a barrier across the ditch as a safety measure for those driving at night to prevent going into the marsh. The contractor is placing barriers at the other end also and weather permitting a final inspection will be done to close out the project.

Woodhaven Drainage Project: Two damaged fences will be repaired in the next few weeks and the project will be closed out.

Sidewalk Projects: The Regatta Road sidewalk is completed. Laura Cabiness (Town Engineer) recently submitted a Transportation Sales Tax (TST) request for \$669,000 for Nabors Drive. Mayor Lyon said she and Councilwoman Mignano met with City Councilwoman Parker with the hopes of partnering with the City and also using TST monies to complete the Nabors Drive sidewalk project.

Road Paving/Rocking Projects: West Oceanview was approved with CTC funds for Charleston County to rock this dirt road. The project is forthcoming.

Vac Truck Demo: Melissa Flick has coordinated a vac truck demonstration for March 4. The staff will be able to see the operation firsthand and clean culverts. The demonstration will help determine our need to purchase our own in the future.

Drainage Hotspots Updates: Mayor Lyon gave an update of drainage issues on Trafalgar. There are other ditches along the road that requires cleaning, but those residents do not want them cleaned. A work order has been placed for ditch cleaning on Grand Concourse (Foxcroft) in the City. Prescott, Bradford and Chandler are being considered for long term solutions for flooding as well as flooding on Schooner Road. She noted that Melissa Flick has reported that overall drainage requests have been quiet. This is due to the Town working hard to address the concerns of our citizens. Ms. Flick also requested that Council be informed that the replacement of the radar sign at Fort Johnson is being worked on. Staff has had to wait for a special box to send the equipment off for repair. Ms. Cabiness is in the process of submitting the permit applications to SCDOT for the Dills Bluff radar sign on the curb.

Councilman Mullinax asked the status of Seaside Lane ditch cleaning. Mayor Lyon answered that it is her understanding that a work order has been submitted. She also gave an update on plans for paving on Greenhill Road.

Requests for Consideration by Staff: None.

Requests for Consideration by Council:

Approval of Accommodations Tax Marketing Proposal: Mayor Lyon announced that Karen Thompson, Executive Director, Sea Islands Chamber of Commerce is present to answer Council's questions. She asked Councilman Dodson to report on this agenda item.

Councilman Dodson presented the proposal from the Sea Islands Chamber of Commerce. It is for the Town's 30% Accommodations Tax for marketing a brand for the Town of James Island. The Sea Islands Chamber of Commerce and Charleston.com will help the Town establish a plan to attract people to James Island as it is a great place to live and visit. Some marketing strategies will include a website for tourism and business, social media, and production efforts, along with outreach promoting James Island as a beautiful place to live or visit. The funds budgeted in the accommodations tax will help us to "*toot our own horn*" and use the money for the Town. Councilman Dodson complimented the Sea Islands Chamber of Commerce and Charleston.com for being great to work with. He said both Sea Islands Chamber and Charleston.com met with him, Mayor Lyon and Becky Heath to develop the plan. He said for compliance the \$43,000 needs to be spent by March.

Mayor Lyon called for motion to approve the required amount of \$43,000 for the Accommodations Tax Marketing Proposal. The motion was made by Councilwoman Mignano, seconded by Councilman Boles.

Councilman Boles asked if we advertised that Council had voted to change its stormwater regulations that has resulted in better ratings for citizens flood insurance. Councilman Dodson said not with these monies because 30% of the accommodations tax funds is required to be advertised 50 miles out. Councilman Dodson added it

would be awesome to advertise about how the Town cares about its citizens by helping to lower flood insurance costs. Mayor Lyon shared that a Press Release was published today and read highlights from it. The residents in the Town will see a 25% discount on their flood insurance costs starting October 2025. The Town's CRS rating changed from a Class 6 to a Class 5 in FEMA's CRS program and that is due to the Town adopting stronger building standards.

Councilwoman Mignano asked about annual renewal costs for marketing the Town. Councilman Dodson said it would be between \$10-20,000/yr; however, Sea Islands Chamber and Charleston.com are willing to work within our budget. Proposal attached.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Unanimous	

Committee Reports:

Land Use Committee: Mayor Lyon reported that the Planning Commission met on Thursday, February 13 and approved proposed amendments to the Zoning and Land Development Regulations on the agenda later for discussion. Mayor Lyon recognized Mike Hemmer for completing three (3) elements of the Town's Comprehensive Plan.

Environment and Beautification Committee: Councilwoman Mignano gave an update from the February 19 meeting. She announced that James Island Pride's Chair, Virginia Smith, is going off to College so a new chair will need to be appointed. The next meeting is Wednesday, March 19 at 6:00 p.m. An Adopt-a-Highway litter pickup was held on Saturday, February 8 and the Grace Triangle Association will host a cleanup at Steven Washington Park, February 22 at 9:00 a.m. The Pride Committee has ordered hats, pens and memorabilia.

Children's Committee: No Report.

Neighborhood Council: Councilman Boles gave an update from the January meeting that included Mayor Lyon's presentation on Mill Point Park. The next meeting is scheduled for Thursday, February 27 at 6:00 p.m.

History Committee: Mayor Lyon gave a recap from February's meeting. The Committee had a booth at the Town Market where many people visited. One patron offered to donate \$100 to pay for a light for the booth. The committee approved \$2,405 (including installation) for the Simeon Pinckney stone replica at Pinckney Park. A celebration in that honor is planned later. The committee is also working towards getting several historical markers in the Town.

Rethink Folly Road: Mayor Lyon announced the next meeting on Wednesday, March 12 at 3:00 p.m. in person at the Town Hall.

Drainage Committee: Councilman Mullinax complimented and spoke in favor of the Town's stricter floodplain policies that offers discounts on flood insurance costs to its residents. He also shared that he, Melissa Flick, Mayor Lyon, Chris Wannamaker (County) and Laura Cabiness (Town Engineer) went around the Town looking at "hot" drainage concerns and will discuss what can be done.

Business Development Committee: No Report.

Tree Advisory Committee: Mayor Lyon announced the Trees Advisory Committee is in the process of selecting a Canopy Tree award winner at its next meeting. She encouraged everyone to get a copy of the Town's Protected Tree Brochure developed by Planning Director, Kristen Crane.

James Island Intergovernmental Council: Councilwoman Mignano announced the next meeting on April 23 at 7:00 p.m. at the Town Hall. She said there was good participation at the January meeting and hopes more municipalities will attend the April meeting for productive discussion to accomplish other things for the betterment of the entire island.

Accommodations Tax Committee: Councilman Dodson announced with the approval of the funds for the marketing proposal, the A-Tax Committee will not meet again until the end of the fiscal year. He thanked John Peters and the members of the committee for serving on this committee.

James Island Arts Council: Mayor Lyon spoke of reviving the James Island Arts Committee that discontinued during Covid. With plans for a new Arts and Culture Center Mayor Lyon asked for a motion to appoint Liz Barry and Regina Ruopoli who both have expressed interest in serving. A motion to appoint Liz Barry and Regina Ruopoli was made by Councilman Dodson, seconded by Councilman Boles and passed unanimously.

Proclamations and Resolutions:

Women in Construction Week Proclamation, March 2-8, 2025: Mayor Lyon called Rebekah Mitchell, National Women in Construction, Palmetto Chapter of SC #385, forward and read the Proclamation. Ms. Mitchell shared that the National Assn. of Women in Construction (NAWIC) Palmetto Chapter #385 will award a \$1,000 scholarship to a high school student planning a future in the construction industry. Ms. Mitchell will forward information to the Town for advertising. Photo session followed.

Resolution #2025-01: Sheriff's Patrol Deputy of the Year, 2024: Mayor Lyon called for a motion to table the agenda item to the March meeting as Deputy Scruggs was not present. Motion to table was made by Councilman Boles, seconded by Councilwoman Mignano and passed unanimously.

Lt. James informed Council that Deputy Scruggs was enroute to the meeting. The motion to table was withdrawn and Mayor Lyon asked for a motion to add the item back to the agenda. Motion to add the agenda item was made by Councilman Mullinax , seconded by Councilman Boles. Mayor Lyon read Resolution #2025-01 and recognized Deputy Scruggs as the Island Sheriff's Patrol Deputy of the Year, 2024. The motion passed unanimously. Deputy Scruggs received a recognition plaque, service pin, \$100.00 and a photo session with Mayor Lyon and Council.

Resolution #2025-02: Town of James Island Commitment to Safety Practices: Mayor Lyon introduced Resolution# 2025-02, that Council takes a proactive role in safety to prevent accidental losses affecting employees, property, and the public. This is a requirement of the Town's insurance provider for compliance of safety practices for discounts on insurance premiums. All members of Council please sign the resolution. Motion to approve by Councilman Boles, seconded by Councilman Dodson and passed unanimously. Resolution was passed around and signed.

Resolution #2025-03: SCPARD Grant for Hillman Community Park: Mayor Lyon introduced the Resolution for a Grant through the SC Parks and Recreation Department for \$7,983 for Hillman Park. This is a matching grant that would allow the Town to add benches and walking paths to the new Hillman Park. These amenities will help to improve access to the Park and enhance the qualities of the park. The motion was made by Councilwoman Mignano, seconded by Councilman Dodson and passed unanimously.

Resolution #2025-04: Regarding SCDOT Plans for Raised Medians on Folly Road: Councilman Mullinax spoke in favor of the Resolution and requested that it be sent to the SCDOT to take another look at this plan. He said there are many concerns with this plan; flooding, and people trying to access their neighborhoods. He said the last public hearing was held on November 7 after the election, and he would like them to hold another public hearing. Also, to get this on the radar of our state representatives who regulates the DOT. Motion in favor was made by Councilman Mullinax, seconded by Councilman Dodson.

Discussion ensued that citizens had expressed concerns over the proposed medians. Councilman Dodson added the plan will cause more problems on Folly and for neighborhoods with 18-wheelers turning around to access deliveries. Councilman Mullinax added the plan is supposed to improve safety issues but will cause more problems. Motion passed unanimously.

Ordinances up for First Reading:

Ordinance #2025-02: Proposed Amendments to the Town of James Island ZLDR Ordinance: Definitions: 153.013) ; Signs (153.341 A3 a7); Signs (153.341 E5a and b) Measurements, Computations and Exceptions (153.066 A1): Mayor Lyon called for a motion and a second for discussion. The motion was made by Councilwoman Mignano, seconded by Councilman Dodson.

Planning Director, Kristen Crane, gave an overview of the proposed amendments to the Town's Zoning and Land Development Regulations recommended from the Planning Commission. She reviewed that snipe signs less than 12 square feet do not require a zoning permit. All snipe signs must be removed no later than ten (10) consecutive days after installation and are only allowed by civic and institutional uses. Under Measurements, Computations and Exceptions, Ms. Crane explained that additional dwelling units may be placed on a lot in which a principal dwelling unit exists, provided the additional dwelling complies with all dimensional standards of the zoning district as in Section 153.066 A1 of the code. Ms. Crane answered questions from Council.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Passed unanimously	

Ordinance #2025-03: Issuance and Sale of General Obligation Bond, 2025 for Town of James Island: Mayor Lyon introduced the Ordinance and called for a motion and second for discussion. The motion was made by Councilman Boles, seconded by Councilman Dodson. Mayor Lyon stated that Jeremy Cook is present to answer questions from Council.

Councilman Boles indicated that while we are exploring areas of funding for the art center, passage of this first reading does not obligate us to issuing bonds. It will allow us to issue bonds if we decide to pass at the second reading next month.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Passed unanimously	

Ordinances up for Second/Final Reading:

Ordinance #2025-01: To Amend Ordinance #2019-11: Time of Taking Office After Election: Mayor Lyon introduced the Ordinance and called for a motion and second for discussion. The motion was made by Councilman Boles, seconded by Councilwoman Mignano.

Vote

Councilman Boles	Aye
Councilman Dodson	Aye
Councilwoman Mignano	Aye
Councilman Mullinax	Aye
Mayor Lyon	Aye
Passed unanimously	

Old Business:

Mayor Lyon updated Council on the base for the flagpole. She said that Lockridge has a solar option for \$5,000 but we did not receive the proposal in time for this meeting and will pursue for the March meeting. She will also ask him to research more affordable options.

New Business:

Mayor Lyon announced that an Accessory Dwelling Unit (ADU) Workshop will be scheduled and the Town Clerk will send a notice to Council and post it to the public.

Executive Session: Mayor Lyon announced that the Town Council may enter into an Executive Session in accordance with Code of Laws of South Carolina 30-4-70 (A)(2) regarding discussion of proposed contractual matters for potential hiring of a financial advisory firm, and regarding cost sharing agreements, and the receipt of legal advice regarding bond issuance, and legal advice regarding litigation matters regarding KT Properties, LLC vs. Town of James Island. Upon returning to Open Session the Council may act on matters discussed in the Executive Session.

Mayor Lyon asked for a motion to enter into the Executive Session. Councilwoman Mignano moved, seconded by Councilman Dodson. No discussion. Passed unanimously. Council entered at 8:20 p.m.


Return to Regular Session: Mayor Lyon asked for a motion to return to open session at 9:17 p.m. Motion made by Councilman Boles, seconded by Councilman Dodson. Mayor Lyon announced that no votes were taken during the Executive Session.

Announcements: All members of Council thanked the staff for their hard work and congratulated Deputy Aaron Scruggs for being selected as the ISP Deputy for 2024.

Mayor Lyon added a reminder about the Mill Point Public Input meeting on Tuesday at 7:00 p.m. The survey will be on the website and everyone is encouraged to complete it [www.jamesislandsc.us](http://www.jamesislandsc.us) The Town Market will be held on Friday, March 7 at 6:00 p.m.

Adjournment: There being no further business to come before the body, the meeting adjourned at 9:20 p.m.

Respectfully Submitted:



Frances Simmons  
Town Clerk

**TOWN OF JAMES ISLAND**

**SOUTH CAROLINA**

**FINANCIAL STATEMENTS**

**JUNE 30, 2024**

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
FINANCIAL STATEMENTS  
JUNE 30, 2024**

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# LOVE BAILEY

CERTIFIED PUBLIC ACCOUNTANTS

## INDEPENDENT AUDITOR'S REPORT

To the Town Council  
Town of James Island, South Carolina

### **Report on the Audit of the Financial Statements**

#### ***Opinion***

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of James Island, South Carolina, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Town of James Island, South Carolina'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 respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of James Island, South Carolina, as of June 30, 2024, and the respective changes in financial position, and, where applicable, 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town of James Island, South Carolina 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 opinions.

#### ***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 the Town of James Island, South Carolina'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.

#### ***Auditor's 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 auditor's report that includes our opinions. 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 and *Government Auditing Standards* 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 and *Government Auditing Standards*, 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 the Town of James Island, South Carolina'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 the Town of James Island, South Carolina'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 budgetary comparison information is presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.

#### ***Other Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Town of James Island, South Carolina's basic financial statements. The accompanying schedule of revenues, expenditures and changes in fund balances – budget and actual – hospitality tax fund are presented for purposes of additional analysis and are 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 combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Other Matters***

Management has omitted the management, 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 missing information.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated January 15, 2025, on our consideration of the Town of James Island, South Carolina'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 the Town of James Island, South Carolina'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 Town of James Island, South Carolina's internal control over financial reporting and compliance.

*Love Bailey & Associates, LLC*

Love Bailey & Associates, LLC  
Laurens, South Carolina  
January 15, 2025

**TOWN OF JAMES ISLAND,  
SOUTH CAROLINA  
STATEMENT OF NET POSITION  
JUNE 30, 2024**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 4,542,348
Certificates of deposit	500,000
Receivables, net	769,590
Prepays	11,292
Other asset	600,000
Restricted cash and cash equivalents	3,538,805
Capital assets:	
Non-depreciable	5,788,238
Depreciable, net of accumulated depreciation	7,064,852
Total assets	22,815,125
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred pension charges	412,882
Total deferred outflows of resources	412,882
 <b>LIABILITIES</b>	
Accounts payable	361,051
Accrued payroll and taxes	119,149
Deferred revenue	657,436
Noncurrent liabilities:	
Accrued compensated absences	76,902
Net pension liability	1,953,212
Total liabilities	3,167,750
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred pension charges	34,096
Total deferred inflows of resources	34,096
 <b>NET POSITION</b>	
Invested in capital assets, net of related debt	7,064,852
Restricted for:	
Hospitality fund	2,741,945
Stormwater fund	771,965
Accommodations tax fund	24,895
Unrestricted	9,422,504
Total net position	\$ 20,026,161

The accompanying notes are an integral part of the financial statements.

**TOWN OF JAMES ISLAND, SOUTH CAROLINA**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED JUNE 30, 2024**

	Program Revenues			Net (Expense) Revenue and Changes in Net Position Governmental Activities	
	Expenses	Charges for Services	Grants and Contributions		
			Operating		Capital
<b>PRIMARY GOVERNMENT</b>					
<b>Governmental activities</b>					
General government	\$ 2,376,661	\$ -	\$ 1,019,868	\$ (1,356,793)	
Elected officials	135,713	-	-	(135,713)	
Planning	2,801	-	14,138	11,337	
Public works	369,965	-	-	(369,965)	
Building inspection	17,774	-	16,733	(1,041)	
Codes and Safety	464,022	-	1,400	(462,622)	
Parks and community	435,788	-	-	(435,788)	
Facilities and equipment	199,836	-	-	(199,836)	
JIPSD tax relief	1,284,000	-	-	(1,284,000)	
Total governmental activities	\$ 5,286,560	\$ -	\$ 32,271	\$ (4,234,421)	

**GENERAL REVENUES**

Local option sales tax - revenue	581,508
Local option sales tax - property tax	1,304,446
State aid to subdivisions	289,478
Franchise fees	389,335
Brokers and insurance tax	1,152,115
Business licenses	576,461
Stormwater fees	367,445
Hospitality tax	789,613
Homestead exemption	46,147
ARP funding	2,178,639
Interest and other	224,337
Total general revenues	7,899,524
Change in net position	3,665,103
Net position, beginning of year	16,361,058
Net position, end of year	\$ 20,026,161

The accompanying notes are an integral part of the financial statements.

**TOWN OF JAMES ISLAND, SOUTH CAROLINA**  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**JUNE 30, 2024**

	<u>General Fund</u>	<u>Stormwater Fund</u>	<u>Accommodations Tax Fund</u>	<u>Hospitality Tax Fund</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>					
Cash and cash equivalents	\$ 4,542,348	\$ -	\$ -	\$ -	\$ 4,542,348
Certificates of deposit	500,000	-	-	-	500,000
Restricted cash and cash equivalents	-	771,965	24,895	2,741,945	3,538,805
Receivables, net	769,590	-	-	-	769,590
Prepays	11,292	-	-	-	11,292
Total assets	<u>\$ 5,823,230</u>	<u>\$ 771,965</u>	<u>\$ 24,895</u>	<u>\$ 2,741,945</u>	<u>\$ 9,362,035</u>
<b>LIABILITIES AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts payable	\$ 361,051	\$ -	\$ -	\$ -	\$ 361,051
Accrued payroll and taxes	119,149	-	-	-	119,149
Deferred revenue	657,436	-	-	-	657,436
Total liabilities	<u>1,137,636</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,137,636</u>
<b>FUND BALANCES</b>					
Restricted	-	771,965	24,895	2,741,945	3,538,805
Unassigned, reported in General fund	4,685,594	-	-	-	4,685,594
Total fund balances	<u>4,685,594</u>	<u>771,965</u>	<u>24,895</u>	<u>2,741,945</u>	<u>8,224,399</u>
Total liabilities and fund balances	<u>\$ 5,823,230</u>	<u>\$ 771,965</u>	<u>\$ 24,895</u>	<u>\$ 2,741,945</u>	<u>\$ 9,362,035</u>

**Reconciliation of the balance sheet of governmental funds to the statement of net position**

Total Fund Balance - Governmental Funds	\$ 8,224,399
Amounts to be reported for governmental activities in the statement of net position are different because	
Other assets used in governmental activities are not financial resources and therefore are not reported in the fund	600,000
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund (net of accumulated depreciation)	12,853,090
Long-term liabilities are not due and payable in the current period and, therefore, are not recorded in the General Fund	
Compensated absences (vacation time earned)	(76,902)
Net pension liability and related deferrals	(1,574,426)
Net position of Governmental Activities	<u>\$ 20,026,161</u>

The accompanying notes are an integral part of the financial statements.

**TOWN OF JAMES ISLAND, SOUTH CAROLINA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED JUNE 30, 2024**

	General	Stormwater Fund	Accommodations Tax Fund	Hospitality Tax Fund	Total Governmental Funds
<b>REVENUE</b>					
Local option sales tax - revenue	\$ 581,508	\$ -	\$ -	\$ -	\$ 581,508
Local option sales tax - property tax	1,304,446	-	-	-	1,304,446
State aid to subdivisions	289,478	-	-	-	289,478
ARP funding	2,178,639	-	-	-	2,178,639
Permits, planning and other charges	32,271	-	-	-	32,271
Business license	576,461	-	-	-	576,461
Hospitality tax	-	-	-	789,613	789,613
Franchise fees	389,335	-	-	-	389,335
Insurance collection program	1,152,115	-	-	-	1,152,115
Stormwater fees	-	367,445	-	-	367,445
Donations and grants	1,019,868	-	-	-	1,019,868
Homestead exemption	46,147	-	-	-	46,147
Accommodations tax	-	-	67,823	-	67,823
Interest and other	156,514	-	-	-	156,514
<b>Total revenues</b>	<b>7,726,782</b>	<b>367,445</b>	<b>67,823</b>	<b>789,613</b>	<b>8,951,663</b>
<b>EXPENDITURES</b>					
Current:					
General government	1,906,673	-	84,410	-	1,991,083
Elected officials	135,713	-	-	-	135,713
Planning	2,801	-	-	-	2,801
Public works	149,912	220,053	-	-	369,965
Building inspection	17,774	-	-	-	17,774
Code and safety	464,022	-	-	-	464,022
Parks and community	130,148	-	-	305,640	435,788
Facilities and equipment	199,836	-	-	-	199,836
JIPSD tax relief	1,284,000	-	-	-	1,284,000
Capital outlay	3,097,314	-	-	21,175	3,118,489
<b>Total expenditures</b>	<b>7,388,193</b>	<b>220,053</b>	<b>84,410</b>	<b>326,815</b>	<b>8,019,471</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>338,589</b>	<b>147,392</b>	<b>(16,587)</b>	<b>462,798</b>	<b>932,192</b>
Fund balances, beginning of year	4,347,005	624,573	41,482	2,279,147	7,292,207
Fund balances, end of year	<u>\$ 4,685,594</u>	<u>\$ 771,965</u>	<u>\$ 24,895</u>	<u>\$ 2,741,945</u>	<u>\$ 8,224,399</u>

The accompanying notes are an integral part of the financial statements.

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUND TO THE  
STATEMENT OF ACTIVITIES  
JUNE 30, 2024**

Net change in fund balances - Total Governmental Fund \$ 932,192

Amounts reported for governmental activities in the statement of activities are different because:

Capital outlays are reported as expenditures in the governmental fund. However, in the statement of activities, the cost of capital assets is allocated over their estimated useful lives as depreciation expense. In the current period, these amounts are:

Capital outlay	\$ 2,518,489	
Other asset purchase	600,000	
Depreciation expense	<u>(369,167)</u>	2,749,322

An item reported in the statement of activities does not require the use of current financial resources and, therefore, is not reported as an expenditure in the governmental fund. This activity consists of:

Pension accrual	(7,340)	
Compensated absences	<u>(9,071)</u>	
Total changes in net position		<u><u>\$ 3,665,103</u></u>

The accompanying notes are an integral part of the financial statements.



**TOWN OF JAMES ISLAND, SOUTH CAROLINA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED JUNE 30, 2024**

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

The accounting policies of the Town of James Island, South Carolina conform to accounting principles generally accepted in the United States of America as applicable to governments. The following is a summary of the more significant accounting policies:

**Reporting Entity**

The Town of James Island, South Carolina (the Town) was created by South Carolina Code Section 5-1-70 and began operations August 2, 2012. Services provided by the Town include zoning, permitting, public works, building inspection, code enforcement, public safety, disaster and emergency preparedness, recreation, and general government. The Town operates under a Mayor Council form of government. The Town Council is composed of a mayor and four town council members elected at large.

The financial reporting entity consists of the primary government, organizations for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion could cause the financial statements to be misleading or incomplete. Based on this criterion the Town has determined it has no component units and is not a component unit of any other organization. Therefore, the Town reports as a primary entity.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Indirect expense allocations are eliminated for the statement of activities. Program revenues include, 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and, 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues. Internally dedicated resources are also reported as general revenues.

The Town segregates transactions related to certain functions or activities in separate funds in order to aid financial management and demonstrate legal compliance. Major individual governmental funds are reported as separate columns in the fund financial statements. All non-major funds are aggregated and reported in a single column on each of the fund financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

(Continued)

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. When both restricted and unrestricted resources are available for use, it is the Town's policy to use restricted resources first, then unrestricted resources as they are needed.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgements, are recorded only when payment is due.

Taxes, franchise fees, fines and forfeitures, garbage collection, intergovernmental revenues, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received.

The Town utilizes the following governmental funds:

General Fund – The general fund is the primary operating fund of the Town. The general fund accounts for all financial resources except those that are required to be reported in another fund.

Stormwater Fund – This fund is a special revenue fund used to account for stormwater fees charged by the Town, collected by the County of Charleston and used for stormwater projects within the Town in conjunction with the County.

Hospitality Tax Fund – This fund is a special revenue fund used to account for the 2% sales tax on food and beverage sales within the Town to be used for projects to support hospitality industry.

Accommodations Tax Fund – This fund is a special revenue fund used to account for the 2% sales tax on accommodation within the Town. The first \$25,000 collected can be used for general purposes and 5% of the remaining revenue. The remaining funds collected can be used for advertising and promotion (30%) to specific qualified agencies and tourism (65%) to qualified entities that apply for funds.

**Cash and Cash Equivalents and Investments**

The Town's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes authorize the Town to invest in obligations of the United States and its agencies, general obligations of the State of South Carolina and its subdivisions, savings and loan associations to the extent of federal depository insurance, certificates of deposit collaterally secured, and repurchase agreements secured by the foregoing obligations.

(Continued)

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

**Receivables and Payables**

All receivables are shown at their gross value and where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Such allowances are estimated based upon such factors as length of delinquency, historical analysis, and available means for collection enforcement.

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either “due to/from other funds” (i.e., the current portion of interfund loans) or “advances to/from other funds” (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as “due to/from other funds.” Interfund receivables and payables outstanding at year end are eliminated upon consolidation of governmental activities in the government-wide statement of net assets.

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate they are not available for appropriation and are not expendable available financial resources.

**Prepaid Items**

Payments to vendors that reflect costs applicable to future accounting periods are recorded as prepaid items in both the government-wide and fund financial statements. The Town has a prepaid balance in the amount of \$11,292 at June 30, 2024 related to workers compensation insurance paid in advance.

**Restricted cash**

Certain cash of the Town are classified as restricted on the balance sheet when specific limitations are placed upon their use. Restricted cash of the Town are set aside as required by state statute for providing services to improvements related to tourism and hospitality, and special projects including American Rescue Plan funds.

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$2,500 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 estimated fair market 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 assets lives are not capitalized.

Capital assets of the Town are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Buildings & Improvements	10 – 40
Land Improvements	10 – 40
Equipment & Furnishings	5 – 10
Vehicles	5

(Continued)

**TOWN OF JAMES ISLAND, SOUTH CAROLINA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED JUNE 30, 2024**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

Depreciation for capital assets that can be specifically identified with a function is included in the direct expenses for that function.

In the case of the initial capitalization of general infrastructure assets, the Town elected not to implement the retroactive reporting provisions of GASB Statement No. 34. However, as the Town acquires or constructs additional infrastructure assets each period, they are capitalized and reported at historical cost.

**Compensated Absences**

It is the Town's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is no liability for unpaid accumulated sick leave since the Town does not have a policy to pay any amounts when employees separate from service with the Town.

All vacation pay and salary related expenses are accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

**Deferred Revenue**

Deferred revenues arise when potential revenue does not meet the criteria for recognition in the current period. In subsequent periods, when revenue recognition criteria are met, the government has a legal claim to the resources, or the revenue has been earned, the liability is removed and revenue is recognized.

**Deferred Outflows/Inflows of Resources**

In addition to assets, the Statement of Net Position and the Balance Sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents the consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (except expenses) until then. The Town currently has one type of deferred outflow of resources: deferred pension charges. It is reported in the Statement of Net Position in connection with its participation in the South Carolina Retirement System and the South Carolina Police Officers Retirement System. These deferred pension charges are either (1) recognized in the subsequent period as a reduction in the net pension liability (including pension contributions made after the measurement date) or (2) amortized in a systematic and rational method as pension expense in future periods in accordance with GAAP. In addition to liabilities, the Statement of Net Position (government-wide) and the Balance Sheet (governmental funds) will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenues) until that time. The Town currently has two types of inflows of deferred resources: (1) unavailable revenue-property taxes only in the government funds balance sheet; it is deferred and recognized as an inflow of resources (property tax revenue) in the periods the amounts become available, and (2) the Town also reports deferred pension credits in its Statement of Net Position in connection with its participation in the South Carolina Retirement Systems and South Carolina Police Officers Retirement System. These deferred pension credits are amortized in a systemic and rational method and recognized as a reduction of pension expense in future periods in accordance with GAAP.

(Continued)

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

**Fund Balance**

**Restricted** – This classification includes amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation, or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

**Unassigned** – This classification represents the residual balance with the General Fund, which has not been restricted, committed, or assigned. In funds other than the General Fund, unassigned fund balances are limited to negative residual balances.

The Town uses restricted amounts first when both restricted and unrestricted fund balances are available.

The Town's total restricted fund balance consisted of the following:

	<b>Restricted Fund Balance</b>
Hospitality Tax Fund	2,741,945
Stormwater Fund	771,965
Accommodations tax	24,895
	\$ 3,538,805

**Property Taxes**

The Town assesses and levies property taxes in accordance with applicable laws of the State of South Carolina. Real and personal property of every description owned and used in the Town, except that which is exempt from taxation under the Constitution and Laws of the State, is subject to taxation. An annual ordinance establishing the millage rate associated with the levy is adopted each year as part of the budget adoption process.

Property taxes are assessed and collected under a joint billing and collection agreement with Charleston County. Property taxes are levied each October on the assessed value listed as of the prior January 1 for all real and business personal property located within the Town. The tax levy is considered due upon receipt by the taxpayer; however, the actual due date is January 15<sup>th</sup>. Automobile property taxes attach a lien and are levied throughout the year depending on when the vehicle's license tag expires. Property taxes are recognized under the standards established by GASB Statement No. 33 for Imposed Nonexchange Revenues.

**Nonexchange Transactions**

The standards established by GASB Statement No. 33, "Accounting and Financial Reporting for Nonexchange Transactions", provide accounting and reporting for the following four categories of nonexchange transactions: 1) Derived tax revenues, 2) Imposed nonexchange revenues, 3) Government-mandated nonexchange transactions, and 4) Voluntary nonexchange transactions. Nonexchange transactions involve financial or capital resources in which the government either gives value to another party without directly receiving equal value in exchange or receives value from another party without directly giving equal value in exchange.

(Continued)

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

Assets from Derived Tax Revenues are recognized when the underlying exchange has occurred, and resources are available to the government.

Assets from Imposed Nonexchange Revenues are recognized when an enforceable legal claim has arisen or when resources are received, whichever occurs first. Revenues are recognized when resources are required to be used or the first period that use is permitted. Resources must also be available to the government.

Assets, liabilities, revenues, and expenditures from Government-Mandated and Voluntary Nonexchange Transactions are generally recognized when all eligibility requirements have been met. Resources received before the eligibility requirements are fulfilled are reported as deferred revenues. Eligibility requirements can include one or more of the following:

- 1) The recipient has the characteristics specified by the provider.
- 2) Time requirements specified by the provider have been met.
- 3) The provider offers resources on a reimbursement basis and allowable costs have been incurred under the applicable program.
- 4) The provider's offer of resources is contingent upon a specified action of the recipient and that action has occurred.

**Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amount of assets and liabilities at the date of the financial statements and revenues, expenditures/expenses, and other sources and uses recognized during the reporting period. Actual results could differ from those amounts.

**NOTE 2 – CASH AND CASH EQUIVALENTS**

Custodial credit risk is the risk that, in the event of a bank failure, the Town's deposits might not be recovered. The Town does not have a formal policy for custodial credit risk but follows the investment policy statutes of the State of South Carolina. As of June 30, 2024, none of the Town's bank balances of \$7,626,080 were exposed to custodial credit risk because they were insured and collateralized with securities held by the pledging financial institution's trust department or agent, but not in the Town's name.

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 3 – INVESTMENTS**

As of June 30, 2024, the Town had the following investments:

Investment Type	Fair Value Level	Credit Rating*	Fair Value	Investment Maturity (in Years)			
				Less than 1	1 - 3	3 - 5	Over 5
Certificate of Deposit	Level 1	AAAm/ Aaa-mf/ -	\$ 500,000	-	\$ 500,000	-	-
<b>Total</b>			<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>

\*Credit ratings for Standard & Poor, Moody's, Fitch, respectively

**Investment Policy, Risk, and Concentration Information**

The Town does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. Custodial credit risk for investments is the risk that, in the event of a bank failure, the government will not be able to recover the value of its investments or collateral securities that are in the possession of the outside party. The Town does not have an investment policy for custodial credit risk but follows the investment policy statutes of the State of South Carolina. As of June 30, 2024, none of the Town's investments were exposed to custodial credit risk. The Town has no investment policy that would further limit its investment choices other than state law. The Town invests in money market mutual funds that invest in U.S. Treasury Obligations and certificates of deposits which are secured by FDIC and collateral pledged in the Town's name. The Town places no limit on the amount the Town may invest in in any one issuer.

**NOTE 4 – RECEIVABLES**

Receivables as of June 30, 2024 for individual major funds and non-major funds in the aggregate, including applicable allowances for uncollectible accounts, are as follows:

	<u>General</u>
Receivables:	
Insurance collection	\$ 147,115
Franchise fees	34,665
Local option sales tax	335,004
Hospitality tax	83,084
Accommodations tax	26,171
Business licenses	24,053
State aid to subdivisions	75,066
Other	44,432
<b>Net receivables</b>	<b>\$ 769,590</b>

**TOWN OF JAMES ISLAND, SOUTH CAROLINA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED JUNE 30, 2024**

**NOTE 5 – CAPITAL ASSETS**

Capital asset activity for the year ended June 30, 2024 was as follows:

	Beginning Balance	Additions	Deletions	Transfers	Ending Balance
Non-depreciable assets:					
Land	\$ 2,698,654	\$ -	\$ -	\$ -	\$ 2,698,654
Construction in Progress	1,200,966	2,438,187	-	(549,569)	3,089,584
Total non-depreciable assets	3,899,620	2,438,187	-	(549,569)	5,788,238
Depreciable:					
Buildings and Improvements	3,481,205	-	-	-	3,481,205
Equipment	268,458	25,053	-	-	293,511
Vehicles	181,475	49,800	-	-	231,275
Park improvements	833,080	5,450	-	-	838,530
Infrastructure	3,573,171	-	-	549,569	4,122,740
Town signs	25,487	-	-	-	25,487
Total depreciable capital assets	8,362,876	80,303	-	549,569	8,992,748
Less accumulated depreciation:	(1,558,729)	(369,167)	-	-	(1,927,896)
Total depreciable capital assets, net	6,804,149	(288,864)	-	-	7,064,852
Total capital assets, net	\$10,703,769	\$2,149,324	\$ -	\$ -	\$12,853,090

The Town has construction in progress for various infrastructure projects, park improvements and cultural art center renovation. The Town has recorded a depreciation expense of \$369,167 for general fund activities.

**NOTE 6 – NONCURRENT LIABILITIES**

Noncurrent liabilities activity for the year ended June 30, 2024, was as follows:

	Balance June 30, 2023	Additions	Reductions	Balance June 30, 2024
Compensated absences	\$ 67,831	\$ 9,071	\$ -	\$ 76,902
Net pension liability	1,868,360	84,852	-	1,953,212
Total	\$ 1,936,191	\$ 93,923	\$ -	\$ 2,030,114

At June 30, 2024, \$0 of the compensated absences balance is expected to be due within one year.



**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 7 – PENSION PLANS**

**State Retirement Plan**

The Town participates in the State of South Carolina's retirement plans, which are administered by the South Carolina Public Employee Benefit Authority ("PEBA").

The South Carolina Public Employee Benefit Authority (PEBA), created July 1, 2012, is the state agency responsible for the administration and management of the retirement systems and benefit programs of the state of South Carolina, including the State Optional Retirement Program and the S.C. Deferred Compensation Program, as well as the state's employee insurance programs. As such, PEBA is responsible for administering the South Carolina Retirement Systems' five defined benefit pension plans. PEBA has an 11-member Board of Directors, appointed by the Governor and General Assembly leadership, which serves as custodian, co-trustee and co-fiduciary of the Systems and the assets of the retirement trust funds. The Retirement System Investment Commission (Commission as the governing body, RSIC as the agency), created by the General Assembly in 2005, has exclusive authority to invest and manage the retirement trust funds' assets. The Commission, an eight-member board, serves as co-trustee and co-fiduciary for the assets of the retirement trust funds. By law, the State Fiscal Accountability Authority (SFAA), which consists of five elected officials, also reviews certain PEBA Board decisions regarding the actuary of the Systems.

For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, a pension expense, information about the fiduciary net position of the Systems and additions to/deductions from the Systems fiduciary net position have been determined on the accrual basis of accounting as they are reported by the Systems in accordance with generally accepted accounting principles (GAAP). For this purpose, revenues are recognized when earned and expenses are recognized when incurred. Benefit and refund expenses are recognized when due and payable in accordance with the terms of the plan. Investments are reported at fair value.

PEBA issues an Annual Comprehensive Financial Report ("ACFR") containing financial statements and required supplementary information for the Systems' Pension Trust Funds. The ACFR is publicly available through PEBA's website at [www.peba.sc.gov](http://www.peba.sc.gov), or a copy may be obtained by submitting a request to PEBA, 202 Arbor Lake Drive, Columbia, SC 29223. PEBA is a division of the primary government of the state of South Carolina and therefore, retirement trust fund financial information is also included in the ACFR for the state.

**Plan Descriptions**

- The South Carolina Retirement System (SCRS), a cost-sharing multiple-employer defined benefit pension plan, was established July 1, 1945, pursuant to the provisions of Section 9-1-20 of the South Carolina Code of Laws for the purpose of providing retirement and other benefits for teachers and employees of the state and its political subdivisions. SCRS covers employees of state agencies, public school Towns and participating charter schools, public higher education institutions, other participating local subdivisions of government and individuals first elected to the South Carolina General Assembly at or after the general election in November 2012.

(Continued)

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 7 – PENSION PLANS, Continued**

- The South Carolina Police Officers Retirement System (PORS), a cost-sharing multiple-employer defined benefit pension plan, was established July 1, 1962, pursuant to the provisions of Section 9-11-20 of the South Carolina Code of Laws for the purpose of providing retirement and other benefits to police officers and firefighters. PORS also covers peace officers, coroners, probate judges and magistrates.

In addition to the plans described above, PEBA also administers three single employer defined benefit pension plans, which are not covered in this report. They are the Retirement System for Members of the General Assembly of the State of South Carolina (GARS), the Retirement System for Judges and Solicitors of the State of South Carolina (JSRS), and the South Carolina National Guard Supplemental Retirement Plan (SCNG).

**Plan Membership**

Membership requirements are prescribed in Title 9 of the South Carolina Code of Laws. A brief summary of the requirements under each system is presented below.

- SCRS – Generally, all employees of covered employers are required to participate in and contribute to the system as a condition of employment. This plan covers general employees and teachers and individuals first elected to the South Carolina General Assembly at or after the general election in November 2012. A member of the system with an effective date of membership prior to July 1, 2012, is a Class Two member. A member of the system with an effective date of membership on or after July 1, 2012, is a Class Three member.
- PORS – To be eligible for PORS membership, an employee must be required by the terms of his employment, by election or appointment, to preserve public order, protect life and property, and detect crimes in the state; to prevent and control property destruction by fire; be a coroner in a full-time permanent position; or be a peace officer employed by the Department of Corrections, the Department of Juvenile Justice or the Department of Mental Health. Probate judges and coroners may elect membership in PORS. Magistrates are required to participate in PORS for service as a magistrate. PORS members, other than magistrates and probate judges, must also earn at least \$2,000 per year and devote at least 1,600 hours per year to this work, unless exempted by statute. A member of the system with an effective date of membership prior to July 1, 2012, is a Class Two member. A member of the system with an effective date of membership on or after July 1, 2012, is a Class Three member.

**Plan Benefits**

Benefit terms are prescribed in Title 9 of the South Carolina Code of Laws. PEBA does not have the authority to establish or amend benefit terms without a legislative change in the code of laws. Key elements of the benefit calculation include the benefit multiplier, years of service, and average final compensation/current annual salary. A brief summary of the benefit terms for each system is presented below.

(Continued)

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 7 – PENSION PLANS, Continued**

- SCRS – A Class Two member who has separated from service with at least five or more years of earned service is eligible for a monthly pension at age 65 or with 28 years credited service regardless of age. A member may elect early retirement with reduced pension benefits payable at age 55 with 25 years of service credit. A Class Three member who has separated from service with at least eight or more years of earned service is eligible for a monthly pension upon satisfying the Rule of 90 requirement that the total of the member's age and the member's creditable service equals at least 90 years. Both Class Two and Class Three members are eligible to receive a reduced deferred annuity at age 60 if they satisfy the five- or eight-year earned service requirement, respectively. An incidental death benefit is also available to beneficiaries of active and retired members of employers who participate in the death benefit program.

The annual retirement allowance of eligible retirees or their surviving annuitants is increased by the lesser of one percent or five hundred dollars every July 1. Only those annuitants in receipt of a benefit on July 1 of the preceding year are eligible to receive the increase. Members who retire under the early retirement provisions at age 55 with 25 years of service are not eligible for the benefit adjustment until the second July 1 after reaching age 60 or the second July 1 after the date they would have had 28 years of service credit had they not retired.

- PORS - A Class Two member who has separated from service with at least five or more years of earned service is eligible for a monthly pension at age 55 or with 25 years of service regardless of age. A Class Three member who has separated from service with at least eight or more years of earned service is eligible for a monthly pension at age 55 or with 27 years of service regardless of age. Both Class Two and Class Three members are eligible to receive a deferred annuity at age 55 with five or eight years of earned service, respectively. An incidental death benefit is also available to beneficiaries of active and retired members of employers who participate in the death benefit program. Accidental death benefits are also provided upon the death of an active member working for a covered employer whose death was a natural and proximate result of an injury incurred while in the performance of duty.

The retirement allowance of eligible retirees or their surviving annuitants is increased by the lesser of one percent or five hundred dollars every July 1. Only those annuitants in receipt of a benefit on July 1 of the preceding year are eligible to receive the increase.

**Plan Contributions**

Actuarial valuations are performed annually by an external consulting actuary to ensure applicable contribution rates satisfy the funding parameters specified in Title 9 of the South Carolina Code of Laws. Under these provisions, SCRS and PORS contribution requirements must be sufficient to maintain an amortization period for the financing of the unfunded actuarial accrued liability (UAAL) over a period that does not exceed the number of years scheduled in state statute. Effective July 1, 2017, employee rates were increased and capped at 9 percent for SCRS and 9.75 percent for PORS. The legislation also increased employer contribution rates beginning July 1, 2017, for both SCRS and PORS until reaching 18.56 percent for SCRS and 21.24 percent for PORS. The legislation included a further provision that if the scheduled

(Continued)

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 7 – PENSION PLANS, Continued**

contributions are not sufficient to meet the funding periods set in state statute, the PEBA board would increase the employer contribution rates as necessary to meet the funding periods set for the applicable year.

Pension reform legislation modified statute such that the employer contribution rates for SCRS and PORS to be further increased, not to exceed one-half of one percent in any one year if necessary, in order to improve the funding of the plans. The statute set rates intended to reduce the unfunded liability of SCRS and PORS to the maximum amortization period of 20 years from 30 years over a ten-year schedule, as determined by the annual actuarial valuations of the plan. Finally, under the revised statute, the contribution rates for SCRS and PORS may not be decreased until the plans are at least 85 percent funded.

Required employee contribution rates<sup>1</sup> are as follows:

	Fiscal Year 2024 <sup>1</sup>	Fiscal Year 2023 <sup>1</sup>
SCRS		
Employee Class Two	9.00%	9.00%
Employee Class Three	9.00%	9.00%
PORS		
Employee Class Two	9.75%	9.75%
Employee Class Three	9.75%	9.75%

Required employer contribution rates<sup>1</sup> are as follows:

	Fiscal Year 2024 <sup>1</sup>	Fiscal Year 2023 <sup>1</sup>
SCRS		
Employee Class Two	18.41%	17.41%
Employee Class Three	18.41%	17.41%
Employer Incidental Death Benefit	0.15%	0.15%
PORS		
Employee Class Two	20.84%	19.84%
Employee Class Three	20.84%	19.84%
Employer Incidental Death Benefit	0.20%	0.20%
Employer Accidental Death Benefit	0.20%	0.20%

**Actuarial Assumptions and Methods**

Actuarial valuations of the ongoing plan involve estimates of the reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality and future salary increases. Amounts determined regarding the net pension liability are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. South Carolina state statute requires that an actuarial experience study be completed at least once in each five-year period. An experience report on the Systems was most recently issued for the period ending June 30, 2019.

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<sup>1</sup> Calculated on earnable compensation as defined in Title 9 of the South Carolina Code of Laws.

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 7 – PENSION PLANS, Continued**

The June 30, 2023, total pension liability (TPL), net pension liability (NPL), and sensitivity information shown in this report were determined by our consulting actuary, Gabriel Roeder Smith & Company (GRS) and are based on an actuarial valuation performed as of July 1, 2022. The total pension liability was rolled-forward from the valuation date to the plans' fiscal year end, June 30, 2023, using generally accepted actuarial principles. There was no legislation enacted during the 2023 legislative session that had a material change in the benefit provisions for any of the systems.

The following table provides a summary of the actuarial assumptions and methods used to calculate the TPL as of June 30, 2023.

	SCRS	PORS
Actuarial cost method:	Entry age normal	Entry age normal
Investment rate of return <sup>2</sup>	7%	7%
Projected salary increases	3.0% to 11.0% (varies by service) <sup>1</sup>	3.5% to 10.5% (varies by service) <sup>1</sup>
Benefit adjustments	lesser of 1% or \$500 annually	lesser of 1% or \$500 annually

The post-retiree mortality assumption is dependent upon the member's job category and gender. The base mortality assumptions, the 2020 Public Retirees of South Carolina Mortality table (2020 PRSC), was developed using the Systems' mortality experience. These base rates are adjusted for future improvement in mortality using 80% of Scale UMP projected from the year 2020.

Assumptions used in the determination of the June 30, 2023, TPL are as follows.

Former Job Class	Males	Females
Educators	2020 PRSC Males multiplied by 95%	2020 PRSC Females multiplied by 94%
General Employees and Members of the General Assembly	2020 PRSC Males multiplied by 97%	2020 PRSC Females multiplied by 107%
Public Safety and Firefighters	2020 PRSC Males multiplied by 127%	2020 PRSC Females multiplied by 107%

(Continued)

<sup>2</sup> Includes inflation at 2.25%

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 7 – PENSION PLANS, Continued**

**Net Pension Liability**

The NPL is calculated separately for each system and represents that particular system’s TPL determined in accordance with GASB 67 less that system’s fiduciary net position. NPL totals, as of June 30, 2024, for SCRS and PORS are presented below.

<u>System</u>	Town’s Net Pension Liability (Asset)	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	Town’s Proportionate Share of the Collective Net Pension Liability
SCRS	\$ 1,434,557	58.6%	.005933%
PORS	\$ 518,655	67.8%	.017038%

The TPL is calculated by the Systems’ actuary, and each plan’s fiduciary net position is reported in the Systems’ financial statements. The NPL is disclosed in accordance with the requirements of GASB 67 in the Systems’ notes to the financial statements and required supplementary information. Liability calculations performed by the Systems’ actuary for the purpose of satisfying the requirements of GASB 67 and 68 are not applicable for other purposes, such as determining the plans’ funding requirements.

**Long-term Expected Rate of Return**

The long-term expected rate of return on pension plan investments is based upon 20-year capital market assumptions. The long-term expected rates of return represent assumptions developed using an arithmetic building block approach primarily based on consensus expectations and market-based inputs. Expected returns are net of investment fees.

The expected returns, along with the expected inflation rate, form the basis for the target asset allocation adopted at the beginning of the 2023 fiscal year. The long-term expected rate of return is produced by weighting the expected future real rates of return by the target allocation percentage and adding expected inflation and is summarized in the table on the following page. For actuarial purposes, the 7.00 percent assumed annual investment rate of return used in the calculation of the TPL includes a 4.75 percent real rate of return and a 2.25 percent inflation component.

(Continued)

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 7 – PENSION PLANS, Continued**

Allocation/Exposure	Policy Target	Expected Arithmetic Real Rate of Return	Long Term Expected Portfolio Real Rate of Return
Public Equity <sup>3</sup>	46.0%	6.62%	3.04%
Bonds	26.0%	0.31%	0.08%
Private Equity <sup>1 4</sup>	9.0%	10.91%	0.98%
Private Debt <sup>2</sup>	7.0%	6.16%	0.43%
Real Assets	12.0%		
Real Estate <sup>2</sup>	9.0%	6.41%	0.58%
Infrastructure <sup>2</sup>	3.0%	6.62%	0.20%
Total Expected Real Return <sup>5</sup>	100.0%		5.31%
Inflation for Actuarial Purposes			2.25%
Total Expected Nominal Return			7.56%

**Pensions**

At June 30, 2024, the Town reported a liability of \$1,434,557 and \$518,665 for its proportionate share of the net pension liability for SCRS and PORS, respectively. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Town’s proportion of the net pension liability was based on a projection of the Town’s long-term share of contributions to the pension plan relative to the projected contributions of all participating members, actuarially determined.

**Discount Rate**

The discount rate used to measure the TPL was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers in SCRS and PORS will be made based on the actuarially determined rates based on provisions in the South Carolina Code of Laws. Based on those assumptions, the System’s fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the TPL.

**Sensitivity Analysis**

The following table presents the collective NPL of the participating employers calculated using the discount rate of 7 percent, as well as what the employers’ NPL would be if it were calculated using a discount rate that is 1 percent lower (6 percent) or 1 percent higher (8 percent) than the current rate.

(Continued)

<sup>3</sup> The target weight to Private Equity will be equal to its actual weight, reported by the custodial bank, as of prior month end. When flows have occurred, flow adjusted weights are used to more accurately reflect the impact of the asset class weight. Private Equity and Public Equity combine for 55% of the entire portfolio.

<sup>4</sup> Staff and Consultant will notify the Commission if Private Markets assets exceed 25% of total assets.

<sup>5</sup> Portable Alpha Strategies, which are not included in the Policy Target, will be capped at 12% of total assets; hedge funds (including all hedge funds used in portable alpha implementation) are capped at 20% of total assets.

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 7 – PENSION PLANS, Continued**

System	1.00% Decrease (6.00%)	Current Discount Rate (7.00%)	1.00% Increase (8.00%)
Town's proportionate share of the net pension liability of the SCRS	\$ 1,853,585	\$ 1,434,557	\$ 1,086,276
Town's proportionate share of the net pension liability of the PORS	\$ 731,641	\$ 518,655	\$ 334,193

**Deferred Outflows of Resources and Deferred Inflows of Resources**

For the year ended June 30, 2024, the Town recognized pension expense for the SCRS and PORS plans of \$162,225 and \$92,041, respectively. At June 30, 2024, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred outflow of resources	Deferred inflow of resources
<b>SCRS</b>		
Differences between expected and actual experience	\$ 46,885	\$ 3,978
Changes in proportionate share and differences between employer contributions and proportionate share of total plan employer contributions	-	-
Net difference between projected and actual earnings on pension plan investments	43,960	1,964
Town's contributions subsequent to the measurement date	181,865	-
<b>Total SCRS</b>	<u>\$ 272,710</u>	<u>\$ 5,942</u>
<b>PORS</b>		
Differences between expected and actual experience	\$ 35,696	\$ 6,394
Changes in proportionate share and differences between employer contributions and proportionate share of total plan employer contributions	-	-
Net difference between projected and actual earnings on pension plan investments	38,906	890
Town's contributions subsequent to the measurement date	65,570	20,870
<b>Total PORS</b>	<u>\$ 140,172</u>	<u>\$ 28,154</u>

The \$181,865 and \$65,570 reported as deferred outflows of resources related to pensions resulting from Town contributions subsequent to the measurement date for the SCRS and PORS plans, respectively, during the year ended June 30, 2024 will be recognized as a reduction of the net pension liabilities in the year ending June 30, 2025.

(Continued)



**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2024**

**NOTE 7 – PENSION PLANS, Continued**

The following schedule reflects the amortization of the net balance of remaining deferred outflows/(inflows) of resources at the measurement date. Average remaining service lives of all employees provided with pensions through the pension plan at the measurement date was 4.00 years for SCRS and PORS:

Year Ended June 30,	SCRS	PORS	Total
2025	\$ 51,514	\$ 17,275	\$ 68,789
2026	(13,725)	(4,938)	(18,663)
2027	47,957	34,656	82,613
2028	(843)	(544)	(1,387)
	\$ 84,903	\$ 46,449	\$ 131,352

As discussed in paragraph 71b of GASB 68, collective deferred outflows of resources and deferred inflows of resources arising from differences between projected and actual pension plan investment earnings in different measurement periods should be aggregated and included as a net collective deferred outflow of resources related to pensions or a net collective deferred inflow of resources related to pensions. Accordingly, the Outstanding Balance of Deferred Outflows of Resources in the Schedules of Pension Amounts by Employer reflects the current net difference between projected and actual pension plan investment earnings.

Additional items reported within the Outstanding Balance of Deferred Outflows and Inflows of Resources in the Schedules of Pension Amounts by Employer result from the two cost-sharing multiple-employer defined benefit pension plan-specific deferrals previously discussed.

**Additional Financial and Actuarial Information**

Information contained in these Notes to the Schedules of Employer and Nonemployer Allocations and Schedules of Pension Amounts by Employer (Schedules) was compiled from the Systems' audited financial statements for the fiscal year ended June 30, 2024, and the accounting valuation report as of June 30, 2023. Additional financial information supporting the preparation of the Schedules (including the unmodified audit opinion on the financial statements and required supplementary information) is available in the Systems' ACFR.

**NOTE 8 – RISK MANAGEMENT**

The Town is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. To insure against casualty risks, the Town is a member of the State of South Carolina Insurance Reserve Fund, a public entity risk pool currently operating as a common risk management and insurance program for local governments in South Carolina. The Town pays annual premiums to the State Insurance Reserve Fund for its general insurance. The State Insurance Reserve Fund is self-sustaining through member premiums and reinsures through commercial companies for certain claims.

(Continued)

**TOWN OF JAMES ISLAND, SOUTH CAROLINA**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED JUNE 30, 2024**

**NOTE 8 – RISK MANAGEMENT, Continued**

The Town acquires insurance for job related injury and illness (workers' compensation). Workers' Compensation is insured under a retrospectively rated policy where premiums paid are estimated throughout the year and adjusted subsequent to the policy period based on actual experience. Health insurance and general blanket and fidelity bond insurance were also maintained.

During June 30, 2024, the Town did not experience any uninsured claims. There is no liability or expenditure reordereed for other actual claims and management does not believe any provision for unasserted claims is necessary.

There were no significant reductions in coverage from the previous year and no settlements have exceeded insurance coverage for the past three years ended June 30, 2023, 2022, and 2021.

**NOTE 9 – CONTINGENCIES**

In the opinion of Town management, after consultation with legal counsel, there are no material claims or lawsuits against the Town that are not covered by insurance or whose settlement would materially affect the Town's financial position. The Town also participates in certain federal and state assisted grant programs. These programs are subject to program compliance audits by grantors or their representatives. Any liability for reimbursement which may arise as a result of these audits is not believed to be material.

**NOTE 10 – SUBSEQUENT EVENTS**

The Town has evaluated events and transactions for subsequent events that would impact the financial statements for the year ended June 30, 2024, through the date on the auditor's report January 15, 2025 the date the financial statements were available to be issued.

**TOWN OF JAMES ISLAND, SOUTH CAROLINA**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL - GENERAL FUND**  
**YEAR ENDED JUNE 30, 2024**

	Budget		Actual	Variance
	Original	Final		
<b>REVENUE</b>				
Local option sales tax - revenue	\$ 547,000	\$ 479,012	\$ 581,508	\$ 102,496
Local option sales tax - property tax	1,284,000	1,071,937	1,304,446	232,509
State aid to subdivisions	272,350	214,413	289,478	75,065
ARP funding	2,795,955	-	2,178,639	2,178,639
Permits, planning and other charges	351,012	39,804	32,271	(7,533)
Business license	370,000	558,659	576,461	17,802
Homestead exemption	50,000	-	46,147	46,147
Franchise fees	309,000	413,176	389,335	(23,841)
Insurance collection program	818,600	1,016,057	1,152,115	136,058
Donations and grants	11,000	1,019,893	1,019,868	(25)
Interest and other	62,760	116,025	156,514	40,489
<b>Total revenues</b>	<b>6,871,677</b>	<b>4,928,976</b>	<b>7,726,782</b>	<b>2,797,806</b>
<b>EXPENDITURES</b>				
Current:				
General government	1,995,894	1,987,428	1,906,673	80,755
Elected officials	134,778	134,344	135,713	(1,369)
Planning	17,915	5,015	2,801	2,214
Public works	218,775	164,847	149,912	14,935
Building inspection	6,100	17,774	17,774	-
Code and safety	141,460	78,525	464,022	(385,497)
Parks and community	33,500	30,817	130,148	(99,331)
Facilities and equipment	242,300	210,052	199,836	10,216
JIPSD tax relief	1,285,000	1,284,000	1,284,000	-
Capital outlay	2,872,255	1,000,000	3,097,314	(2,097,314)
<b>Total expenditures</b>	<b>6,947,977</b>	<b>4,912,802</b>	<b>7,388,193</b>	<b>(2,475,391)</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>(76,300)</b>	<b>16,174</b>	<b>338,589</b>	<b>322,415</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in (out)	76,300	-	-	-
<b>Total other financing sources (uses)</b>	<b>76,300</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net changes in fund balances</b>	<b>\$ -</b>	<b>\$ 16,174</b>	<b>\$ 338,589</b>	<b>\$ 322,415</b>

TOWN OF JAMES ISLAND, SOUTH CAROLINA  
 REQUIRED SUPPLEMENTARY INFORMATION  
 SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY  
 SOUTH CAROLINA RETIREMENT SYSTEM  
 POLICE OFFICERS RETIREMENT SYSTEM

Only nine years of information is presented as only nine years of data were available.

	2024	2023	2022	2021	2020	2019	2018	2017	2016
SCRS									
Town's proportion of the net pension liability	0.005933%	0.005798%	0.005703%	0.005506%	0.005621%	0.005093%	0.005809%	0.004501%	0.004047%
Town's proportionate share of the net pension liability	\$ 1,434,557	\$ 1,405,607	\$ 1,234,262	\$ 1,406,749	\$ 1,283,409	\$ 1,141,265	\$ 1,307,699	\$ 961,408	\$ 767,533
Town's covered-employee payroll	\$ 979,874	\$ 750,185	\$ 690,424	\$ 644,703	\$ 614,212	\$ 593,517	\$ 526,930	\$ 587,873	\$ 435,818
Town's proportionate share of the net pension liability as a percentage of its covered-employee payroll	68.3%	53.4%	55.9%	45.8%	47.9%	52.0%	40.3%	163.5%	176.1%
Plan fiduciary net position as a percentage of the total pension liability	58.6%	57.1%	60.7%	50.7%	54.4%	54.1%	53.3%	52.9%	59.9%

Only seven years of information is presented as only seven years of data were available.

	2024	2023	2022	2021	2020	2019	2018
PORS							
Town's proportion of the net pension liability	0.017038%	0.015430%	0.016237%	0.017460%	0.013060%	0.009022%	0.000380%
Town's proportionate share of the net pension liability	\$ 518,655	\$ 462,753	\$ 417,765	\$ 578,991	\$ 374,291	\$ 255,629	\$ 10,438
Town's covered-employee payroll	\$ 308,708	\$ 298,523	\$ 244,200	\$ 244,155	\$ 263,750	\$ 189,429	\$ 128,025
Town's proportionate share of the net pension liability as a percentage of its covered-employee payroll	59.5%	64.5%	58.5%	42.2%	70.5%	74.1%	1226.5%
Plan fiduciary net position as a percentage of the total pension liability	67.8%	66.4%	70.4%	58.8%	62.7%	61.7%	60.9%

Notes to schedule:  
 The amounts presented for each fiscal year were determined as of June 30th of the preceding year.

TOWN OF JAMES ISLAND, SOUTH CAROLINA  
 REQUIRED SUPPLEMENTARY INFORMATION  
 SCHEDULE OF THE TOWN'S PENSION PLAN CONTRIBUTIONS  
 SOUTH CAROLINA RETIREMENT SYSTEM  
 POLICE OFFICERS RETIREMENT SYSTEM

Only nine years of information is presented as only nine years of data were available.

SCRS	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	\$ 181,865	\$ 131,732	\$ 114,334	\$ 100,316	\$ 95,572	\$ 86,416	\$ 71,452	\$ 67,076	\$ 47,458
Contributions in relation to the contractually required contribution	(181,865)	(131,732)	(114,334)	(100,316)	(95,572)	(86,416)	(71,452)	(67,076)	(47,458)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town's covered-employee payroll	\$ 979,874	\$ 750,185	\$ 690,424	\$ 644,703	\$ 614,212	\$ 593,517	\$ 526,930	\$ 587,873	\$ 435,818
Contributions as a percentage of covered-employee payroll	18.56%	17.56%	16.56%	15.56%	15.56%	14.56%	13.56%	11.41%	10.89%

Only seven years of information is presented as only seven years of data were available.

PORS	2024	2023	2022	2021	2020	2019	2018
Contractually required contribution	\$ 65,570	\$ 60,424	\$ 46,984	\$ 44,534	\$ 48,108	\$ 32,657	\$ 20,279
Contributions in relation to the contractually required contribution	(65,570)	(60,424)	(46,984)	(44,534)	(48,108)	(32,657)	(20,279)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town's covered-employee payroll	\$ 308,708	\$ 298,523	\$ 244,200	\$ 244,155	\$ 263,750	\$ 189,428	\$ 128,025
Contributions as a percentage of covered-employee payroll	21.24%	20.24%	19.24%	18.24%	18.24%	17.24%	15.84%

**TOWN OF JAMES ISLAND, SOUTH CAROLINA  
SUPPLEMENTARY INFORMATION  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
BUDGET AND ACTUAL - HOSPITALITY TAX FUND  
YEAR ENDED JUNE 30, 2024**

	Budget		Actual	Variance
	Original	Final		
<b>REVENUE</b>				
Hospitality tax	\$ 680,000	\$ 706,529	\$ 789,613	\$ 83,084
Total revenues	680,000	706,529	789,613	83,084
<b>EXPENDITURES</b>				
Current:				
Parks and community	388,488	326,933	305,640	21,293
Capital outlay	936,100	-	21,175	(21,175)
Total expenditures	1,324,588	326,933	326,815	118
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(644,588)	379,596	462,798	83,202
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in (out)	644,588	-	-	-
Total other financing sources (uses)	644,588	-	-	-
Net changes in fund balances	\$ -	\$ 379,596	\$ 462,798	\$ 83,202

# LOVE BAILEY

CERTIFIED PUBLIC ACCOUNTANTS

## 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 Town Council  
Town of James Island, South Carolina

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Town of James Island, South Carolina, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise Town of James Island, South Carolina's basic financial statements, and have issued our report thereon dated January 15, 2025.

### **Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Town of James Island, South Carolina'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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Town of James Island, South Carolina's internal control. Accordingly, we do not express an opinion on the effectiveness of Town of James Island, South Carolina'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 or significant deficiencies may exist that were not identified.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Town of James Island, South Carolina'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*.

**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.

*Love Bailey & Associates, LLC*

Love Bailey & Associates, LLC

Laurens, South Carolina

January 15, 2025





February 19, 2025

This proposal is prepared for the Town of James Island as sound media strategy to increase traffic to James Island, its parks, restaurants, businesses and rentals.

First, I would love to have the Town of James Island as a member in the \$5000 level.

This would get you all of the following benefits....

- \* Grand Opening Ribbon Cutting
- \* Listing on chamber's website
- \* Opportunity to purchase advertising on the Chambers website
- \* Link to your company's website on the Chamber website with your logo on front page
- \* New member introduction at Business After Hours or networking events
- \* Sponsor Chamber programs to increase your visibility in the area

I can also advertise your meeting dates and times on our website and promote your facebook page.

Second, **Charleston.com**, is a dynamic digital platform dedicated to showcasing the unique charm that James Island and their neighbors have to offer.

Having James Island featured front and center on **Charleston.com** will offer an array of benefits for both residents and visitors. It will amplify the towns serving as a digital gateway to showcase its unique culture, attractions, amenities and real estate.

This exposure will attract tourists, spur economic growth through real estate purchases and drive economic growth by stimulating local businesses and create more job opportunities.

A partnership with **Charleston.com** fosters community engagement by providing a centralized platform for potential residents and tourists to access vital information for events, and resources, like real estate and James Island County Park events.

Being featured on **Charleston.com** and The Charleston Channel enhances James Island's professional reputation, positioning it as an integral part of the greater Charleston area, thereby increasing its appeal to potential residents, visitors and investors.

This online presence not only celebrates James Island's distinct identity but also strengthens its connections within the broader regional context, contributing to its ongoing development and prosperity. Ultimately this will lead to more awareness of the town and increase revenue.

Sea Islands Chamber of Commerce

Post Office Box 12516  
James Island SC 29422

p: 843-793-1234  
www.seaislandschamber.org

*Charleston.com will provide the following:*

## Sitemap:

- Home
- About us - Meet the Mayor
- Stay
- Dine
- Things to do
  - out door
  - Kids
  - historic sites
- Events
- Blog

The site will be using Joomla 5 and J Business Directory. We will populate the website initially with the content requested below and provide the ability for the client to add new content going forward. Adding new content will include the following items.

- Backend editing capabilities for existing pages including the ability to add/edit/change text and images on the Home and About Us pages
- The ability to add new business categories under Stay/Dine/Things To Do
- Adding new categories will not create new pages in the menu. The client would have to contact The Chart Group to be able create new menu items attached to the new business categories.
- The ability to add new business listings under Stay/Dine/Things To Do. This will include the following for each business
  - Business Logo
  - Business Name
  - Description of the business
  - Business URL
  - Business phone
  - Business Address
  - Contact Email
  - Images for that business
  - Videos for that business
  - Geo Location that will create a map with a pinned location
  - Opening hours
  - Links to business social media profiles
- Adding new blog posts

Training will be provided on how to access the backend of the website and how to utilize these edit options

The following information will need to be provided for each of the pages with website build commencing once all information has been provided by the client.

## Homepage

The site design will be laid out similar to Visit Folly Beach as such similar content must be supplied by the client including text and images. We will need the logo for the supplies to us and the website coloring will align with the logo color. Any videos and images for the homepage will need to be supplied by the client.

## About Us

The client will need to provide any text, images and videos they would like to have appear on this page. Based on the content provided. The Chart Group will lay out the page to best display this content within the overall theme of the website. Robust content is the key to making a webpage look professional. So the less content provided the design is possible for the page.

## Stay

This will be a business listings page as there are no sub categories here. The main image that will represent the company will need to be provided. That image can either be an image that represents the company, a logo file, or ideally an image that represents the company with their logo over top of the image.

6 business listings will need to be provided to start the layout for this page. Each of these business listings will need the following information where applicable provided to create each listing.

- Business Logo
- Business Name
- Description of the business
- Business URL
- Business phone
- Business Address
- Contact Email
- Images for that business
- Videos for that business
- Geo Location that will create a map with a pinned location
- Opening hours
- Links to business social media profiles

## Dine

This will be a business listings page as there are no sub categories here. The main image that will represent the company will need to be provided. That image can either be an image that represents the company, a logo file, or ideally an image that represents the company with their logo over top of the image.

6 business listings will need to be provided to start the layout for this page. Each of these business listings will need the following information where applicable provided to create each listing.



- Business Logo
- Business Name
- Description of the business
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- Business phone
- Business Address
- Contact Email
- Images for that business
- Videos for that business
- Geo Location that will create a map with a pinned location
- Opening hours
- Links to business social media profiles

## Things To Do

This page will be a category listing page. No business listings will appear on this page but rather a grid layout representing the sub categories. Selected images to represent the sub categories will need to be provided. Those sub categories include; kids, outdoor and historic sites.

## Outdoor

This will be a business listings page. The main image that will represent the company will need to be provided. That image can either be an image that represents the company, a logo file, or ideally an image that represents the company with their logo over top of the image.

6 business listings will need to be provided to start the layout for this page. Each of these business listings will need the following information where applicable provided to create each listing.

- Business Logo
- Business Name
- Description of the business
- Business URL
- Business phone
- Business Address
- Contact Email
- Images for that business
- Videos for that business
- Geo Location that will create a map with a pinned location
- Opening hours
- Links to business social media profiles

## Kids

This will be a business listings page. The main image that will represent the company will need to be provided. That image can either be an image that represents the company, a logo file, or ideally an image that represents the company with their logo over top of the image.

Sea Islands Chamber of Commerce

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6 business listings will need to be provided to start the layout for this page. Each of these business listings will need the following information where applicable provided to create each listing.

- Business Logo
- Business Name
- Description of the business
- Business URL
- Business phone
- Business Address
- Contact Email
- Images for that business
- Videos for that business
- Geo Location that will create a map with a pinned location
- Opening hours
- Links to business social media profiles

## Historic Sites

This will be a business listings page. The main image that will represent the company will need to be provided. That image can either be an image that represents the company, a logo file, or ideally an image that represents the company with their logo over top of the image.

6 business listings will need to be provided to start the layout for this page. Each of these business listings will need the following information where applicable provided to create each listing.

- Business Logo
- Business Name
- Description of the business
- Business URL
- Business phone
- Business Address
- Contact Email
- Images for that business
- Videos for that business
- Geo Location that will create a map with a pinned location
- Opening hours
- Links to business social media profiles

## Blog

We will need 3 blog posts supplied to get the blog started. Blogs should include at least one main image and could include more. They should also be about 1000 words.

## Revisions

The design for the site will be laid out once all the content has been provided. The client will be allowed 2 revisions of design included in the initial quote

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## Training

Training on the backend use of the website will include 10 hours. We will provide 10 hours of training to the client on how to make changes to the website and create new business listings. Outside of that 10 hours and additional support will be billed separately.

Video production and Photography services will be billed by the day of Half day. All content will be planned and laid out in outline or script form to be approved

Charleston.com = Profile page with homepage links  
in-room ads in Savannah and Charleston to be included as video production is completed

Website proposal \$15,500 Security and monthly updates to be discussed post launch  
Charleston.com. 9,000  
Production 12,500

\$43000	Budget
\$5000	Chamber membership
\$15500	Website
\$9000	Charleston.com
\$12500	Production

Karen Thompson

Executive Director

Sea Islands Chamber of Commerce

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