

**HALL COUNTY BOARD OF EDUCATION**

**COMPLIANCE AND PERFORMANCE AUDIT  
SPECIAL PURPOSE LOCAL OPTION SALES TAX**

**Year Ended  
June 30, 2022**

**HALL COUNTY BOARD OF EDUCATION  
COMPLIANCE AND PERFORMANCE AUDIT**

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## EXECUTIVE SUMMARY

January 25, 2023

Hall County Board of Education  
711 Green St NW  
Gainesville, Georgia 30501

Georgia Code Section 20-2-491 requires public school systems to obtain continuing performance audits for expenditures of sales tax for capital outlay if the tax generates or is reasonably anticipated to generate \$5 million or more annually. The independent performance audit shall:

- Include a goal of ensuring, to the maximum extent possible, that the tax funds are expended efficiently and economically so as to ensure that the school district receives the maximum benefit for the dollars collected.
- Provide for issuance of periodic reports, not less than once annually, with respect to the extent to which the expenditures are expended efficiently and economically as outlined above.
- Provide for issuance of periodic public recommendations, not less than annually, for improvements in meeting the goal specified above.

The Special Purpose Local Option Sales Tax (SPLOST) is a referendum voted and approved by Hall County voters in which one percent is added to the local sales tax for the purpose of funding building and renovation projects that would otherwise require financing through increased property taxes. SPLOST funds are also available for retiring general obligation bond debts incurred with respect only to capital outlay projects and to issue new general obligation bonds for specific capital outlay projects.

The Hall County Board of Education ("HCBOE") works under the direction of the School Board and its Superintendent. Projects selected for SPLOST funding are approved by the School Board. The HCBOE employs a Construction Manager to oversee all SPLOST and capital outlay projects. In conjunction with this, most of the large projects use the Construction Manager at Risk model to manage the projects. Smaller projects are grouped and bid as a package and also use the Construction Manager at Risk Model. The Construction Manager at Risk model is designed to have a contracted construction manager who will take responsibility for all aspects of the designated project under the oversight of the HCBOE. Construction Manager at Risk model is the preferred method to use on large projects because there is a guaranteed maximum price for the cost of the construction of the project.

The official beginning date for the authorization of taxes and related projects of HCBOE under the SPLOST V referendum was December 1, 2017. The collection period will expire in November 2022. The maximum amount approved to be raised from the SPLOST V referendum is \$195 million. The total SPLOST V funds collected are to be distributed to the HCBOE, Gainesville City School District and the Buford City School District based on an allocation method that has been approved by all three school systems. HCBOE's portion was estimated at a maximum of \$147.030 million. Approval of SPLOST V also constituted approval of the issuance of general obligation debt in the maximum aggregate amount of \$45 million.

SPLOST V funds are used for the following purposes as outlined in the referendum:

- Acquiring, constructing and equipping of new schools and facilities.
- Acquiring, construction and equipping of fine arts facilities, physical education facilities and student activity facilities.
- Acquiring and conducting site preparation of real estate for school district purposes.
- Constructing and equipping additional classrooms and instructional and support space.
- Remodeling, renovating and equipping existing classrooms and instructional and support space.
- Remodeling, renovating and equipping other school district facilities at existing school system facilities.
- Acquiring furnishings, equipment and fixtures for new and existing facilities system-wide, including equipment, textbooks, library books and school buses.
- Purchase price payments due on that certain Contract between the School District and the Gainesville and Hall County Development Authority.
- Purchase price payments due on that certain Installment Sale Agreement between the Hall County School District and the Gainesville and Hall County Development Authority.
- Payment of any general obligation debt of the Hall County School District issued in conjunction with the imposition of this tax.

The official beginning date for the authorization of taxes and related projects of HCBOE under the SPLOST VI referendum will be November 2022. There were no expenditures related to SPLOST VI that occurred during year ended June 30, 2022.

On November 18, 2022, the Buford City School District notified the Hall County Board of Education that it was pursuing legal action against the District for failure to remit \$1.64 million of SPLOST proceeds to Buford City Schools due to an interpretation of how to account for tuition paying students that live in Hall County that attend Buford City Schools. SPLOST proceeds are divided between the three school districts with bounds inside of Hall County (Gainesville City Schools, Hall County Schools, and Buford City Schools) according to a revenue sharing agreement between the three districts, which divides the funds according to student enrollment, known as FTE, or full time equivalent, in Georgia. Hall County Schools currently disagrees with Buford City Schools over whether tuition paying students within the Buford City School District should be included in the FTE count that determines the amount to be remitted to Buford City Schools. This information does not impact the report of SPLOST expenditures for the year ended June 30, 2022.

Our audit was performed in accordance with standards applicable to performance audits contained in the *Governmental Auditing Standards*, issued by the Comptroller General of the United States of America. Based on our procedures for the year ended June 30, 2022, we have identified no instances of non-compliance with applicable laws and regulations that apply to capital outlay expenditures funded by SPLOST, and have concluded that the Hall County Board of Education is operating the SPLOST program in an economical and efficient manner and safeguarding and maximizing SPLOST funds in accordance with Georgia State Code.

*Bates, Carter & Co., LLP*

During the year ended June 30, 2022, SPLOST expenditures were as follows:

|   | Original<br>Budget<br>(1) | Current<br>Estimated<br>Budget<br>(2) | Expended in<br>Current<br>Year<br>(3) | Expended in<br>Prior Years<br>(3) | Project<br>Status | Estimated<br>Completion<br>Date |
|---|---------------------------|---------------------------------------|---------------------------------------|-----------------------------------|-------------------|---------------------------------|
| <b>SPLOST V</b>   |                           |                                       |                                       |                                   |                   |                                 |
| Acquiring, constructing and equipping new schools, fine arts facilities, physical education facilities, sports facilities, other student activity facilities, acquiring and conducting site preparation of real estate for current and future school district purposes, constructing and equipping additional classrooms, instructional and support space, and other school district facilities at existing school system facilities, including but not limited to roofing, HVAC, security and emergency alarm systems, flooring, plumbing and electrical capacity, and acquiring furnishings, equipment and fixtures for new and existing facilities system-wide, including technology equipment, textbooks, library books and school buses. | \$ 147,030,000            | \$ 147,030,000                        | \$17,372,732                          | \$ 82,826,720                     | ONGOING           | 6/30/2023                       |
| Payment of a portion of the purchase price payments due on that certain Contract between the School District and the Gainesville and Hall County Development Authority, dated as of November 1, 2007, with a maximum payment of \$875,975.  | 875,975                   | 875,975                               | 145,996                               | 583,984                           | ONGOING           | 11/30/2022                      |
| Payment of a portion of the purchase price payments due on that certain Installment Sales Agreement between the Hall County School District and the Gainesville and Hall County Development Authority, dated as of September 1, 2010, with a maximum payment amount of \$1.045 million.   | 1,045,000                 | 1,044,993                             | 149,482                               | 222,490                           | ONGOING           | 2/1/2028                        |
| Payment of any general obligation debt of the Hall County School District issued in conjunction with the imposition of the Sales Tax.   | 1,290,036                 | 4,325,408                             | 472,942                               | 3,696,352                         | ONGOING           | 11/1/2022                       |
|   | <u>\$ 150,241,011</u>     | <u>\$ 153,276,376</u>                 | <u>\$18,141,152</u>                   | <u>\$ 87,329,546</u>              |                   |                                 |

- (1) The School District's original cost estimate as specified in the resolution calling for the imposition of the Local Option Sales Tax.
- (2) The School District's current estimate of total cost for the projects. Includes all cost from project inception to completion.
- (3) The voters of Hall County approved the imposition of a 1% sales tax to fund the above projects and retire associated debt. Amounts expended for these projects may include sales tax proceeds, state, local property taxes and/or other funds over the life of the projects.

## AUDIT SCOPE, OBJECTIVES, AND METHODOLOGY

### Audit Scope

Bates, Carter & Co., LLP was engaged to conduct a performance audit of the SPLOST program for the year ended June 30, 2022. This audit was conducted at the request of the Hall County Board of Education ("HCBOE"). The audit was planned and performed in accordance with standards applicable to performance audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America. The audit focused on the HCBOE's compliance with state legislation and the receipt and expenditure of sales tax proceeds for allowable SPLOST educational purposes.

### Audit Objectives

Based on the requirements of Georgia Code Section 20-2-491, we identified the following objectives:

1. To determine the extent to which legislative and organizational goals and objectives are being achieved.
2. To determine that the HCBOE is following sound procurement practices.
3. To determine the reliability, validity, and relevance of financial information related to the performance of the program.
4. Investment of the sales tax proceeds received by the School System has been conducted in a sound fiscal manner.

Additionally, O.C.G.A 20-2-491 provides that the following other objectives are met:

- Provide for the issuance of periodic public reports at least annually with respect to the extent to which expenditures are meeting the goals described above.
- Provide for the issuance of periodic public recommendations at least annually for improvements meeting the goals described above.

### Audit Methodology

An audit performed under *Governmental Auditing Standards* must be adequately planned, performed, and supervised. The following details some of the significant phases of the engagement:

- Plan the engagement and obtain a written understanding of the scope and objectives of the audit.
- Document our understanding of the internal control environment related to the expenditures of the SPLOST funds.
- Prepare an audit program based on audit objectives and the control environment to include the following steps:
  - ◆ Conduct interviews with HCBOE staff members responsible for the SPLOST program.
  - ◆ Review bidding procedures to ensure that there is a variety of vendors used, vendors are qualified, and that the lowest qualified vendor bid was selected on projects.
  - ◆ Review a sample of 66 expenditures.
- Conclude the audit and prepare a draft report.
- Obtain management input and representations and finalize report.



## FINDINGS SUMMARY AND CONCLUSIONS

### **Objective 1:**

**To determine the extent to which legislative and organizational goals and objectives are being achieved**

- We reviewed the Resolutions approved by the voters which outlined eligible expenditures from SPLOST proceeds.
- We conducted interviews with the HCBOE Finance Officer and Facilities and Budget Clerk to understand how projects are chosen and how priorities are made among projects.
- We reviewed board minutes to verify that projects were brought before the board and were voted on before the start of the project.
- We verified bond payments made during the audit period were for the debt outlined in the Resolutions.
- We reviewed the Local Facilities Plan that includes County growth projections, projected student populations, projected priorities, and a facilities outline by school.
- We reviewed seven projects.

### **Objective 1 Conclusion:**

Based on our procedures, there were no findings and we conclude that the HCBOE SPLOST program is accomplishing all legislative, regulatory, and organizational goals and objectives.

### **Objective 2:**

**To determine that the HCBOE is following sound procurement practices**

- We conducted interviews with the Finance Officer and the Facilities and Budget Clerk to identify how costs and use of funding of SPLOST monies are determined, how it is classified, and ultimately recorded in the general ledger.
- We reviewed a sample of disbursements to verify that costs were properly identified as SPLOST, were properly reviewed and authorized by appropriate personnel, and were properly coded to a SPLOST account. Total expenditures reviewed represented approximately 59 percent of the total SPLOST expenditures incurred in fiscal year 2022.
- We gained an understanding of the bid process for contracts.
- We gained an understanding of the various project models to ensure that the best method is used and sound procurement policies are followed.

### **Objective 2 Conclusion:**

Based on our procedures, there were no findings and we conclude that the HCBOE SPLOST program is following sound procurement procedures.

**Objective 3:**

**To determine the reliability, validity and relevance of financial information related to the performance of the program**

- We conducted interviews with the Finance Officer and the Facilities and Budget Clerk to identify how costs and use of funding of SPLOST monies are determined, how it is classified, and ultimately recorded in the general ledger.
- We reviewed a sample of disbursements to verify proper coding.
- We reviewed the SPLOST-related general ledger accounts to verify that expenditures were recorded correctly.
- We reviewed the general ledger accounts to verify monthly deposits.

**Objective 3 Conclusion:**

Based on our audit procedures, we conclude that the HCBOE SPLOST program has reliable, valid, and relevant financial information.

**Objective 4:**

**Investment of the sales tax proceeds received by the School System has been conducted in a sound fiscal manner**

- We conducted interviews with the Finance Officer to identify how funds are invested.
- We reviewed the investment vehicle used by HCBOE and noted the type of investment is in accordance with O.C.G.A. 36-80-3. The School System invests monies in the Georgia Fund 1. The Georgia Fund 1 is the combined state general fund and local government investment pool managed by the Office of Treasury and Fiscal Services.

**Objective 4 Conclusion:**

Based on our audit procedures, we conclude that the sales tax proceeds are being invested in a sound fiscal manner.

**Objective 5:**

**Provide for the issuance of periodic public reports at least annually with respect to the extent to which expenditures are meeting the goals described above (Objectives 1 - 4)**

**Objective 5 Conclusion:**

This objective has been met with the issuance of this report to the Hall County Board of Education. Additionally, information about HCBOE SPLOST project status updates and upcoming projects is included on the HCBOE website at [www.hallco.org/ESPLOST](http://www.hallco.org/ESPLOST).

**Objective 6:**

**Provide for the issuance of periodic public recommendations at least annually for improvements meeting the goals described above (Objectives 1 - 4)**

**Objective 6 Conclusion:**

This objective has been met with the issuance of this report to the Hall County Board of Education. Additionally, information about HCBOE SPLOST project status updates and upcoming projects is included on the HCBOE website at [www.hallco.org/ESPLOST](http://www.hallco.org/ESPLOST). Contact information is provided on the website. During regularly scheduled board meetings, there is time set aside for Citizen's input and comments.