COLUMBUS-FRANKLIN COUNTY FINANCE AUTHORITY

FRANKLIN COUNTY, OHIO

REGULAR AUDIT

FOR THE YEAR ENDED
DECEMBER 31, 2023

OHIO AUDITOR OF STATE
KEITH FABER

65 East State Street
Columbus, Ohio 43215
ContactUs@ohioauditor.gov
800-282-0370

Board of Directors
Columbus-Franklin County Finance Authority
300 Spruce Street, Suite 220
Columbus, Ohio 43215

We have reviewed the *Independent Auditor's Report* of the Columbus-Franklin County Finance Authority, Franklin County, prepared by Plante & Moran, PLLC, for the audit period January 1, 2023 through December 31, 2023. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. The Columbus-Franklin County Finance Authority is responsible for compliance with these laws and regulations.

Keith Faber
Auditor of State
Columbus, Ohio

July 08, 2024

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COLUMBUS-FRANKLIN COUNTY FINANCE AUTHORITY
FRANKLIN COUNTY, OHIO

FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2023

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Plante & Moran, PLLC
3434 Granite Circle
Toledo, OH 43617
Tel: 419.843.6000
Fax: 419.843.6099
plantemoran.com

Independent Auditor's Report

To the Board of Directors
Columbus-Franklin County Finance Authority

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Columbus-Franklin County Finance Authority (the "Authority") as of and for the year ended December 31, 2023 and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of Columbus-Franklin County Finance Authority as of December 31, 2023 and the changes in its financial position and its 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 (GAAS) 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 Authority 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 opinion.

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 Authority's ability to continue as a going concern for 12 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 opinion. 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 GAAS 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.

To the Board of Directors
Columbus-Franklin County Finance Authority

In performing an audit in accordance with GAAS, 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 Authority'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 Authority'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, schedule of the Authority's proportionate share of the net pension liability, schedule of Authority pension contributions, schedule of the Authority's proportionate share of the net OPEB liability/asset, and schedule of Authority OPEB contributions be 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, which 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 Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 6, 2024 on our consideration of Columbus-Franklin County Finance Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, 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 Columbus-Franklin County Finance Authority'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 Columbus-Franklin County Finance Authority's internal control over financial reporting and compliance.

Plante & Moran, PLLC

June 6, 2024

The discussion and analysis of the Columbus-Franklin County Finance Authority (the "Authority") financial performance provides an overall review of the Authority's financial activities for the fiscal year ended December 31, 2023. The intent of this discussion and analysis is to look at the Authority's financial performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the Authority's financial performance.

Financial Highlights

Key financial highlights for 2023 are as follows:

- The Authority issued over $5 million in debt for one project through its Central Ohio Bond Fund (COBF). See Note 5 for further detail of bonds issued through the COBF.
- The Authority issued approximately $692 million in debt for 25 transactions through other financing programs.
- The Authority received a $4.0 million grant from the City of Columbus, with $3.9 million restricted to lending for urban redevelopment projects.

Using these Basic Financial Statements

This annual report consists of a series of financial statements and notes to those statements. These statements are organized so the reader can understand the Authority's financial activities. The s*tatement of net position* and s*tatement of revenues, expenses and changes in net position* provide information about the activities of the Authority, including all short-term and long-term financial resources and obligations.

Reporting the Authority's Financial Activities

Statement of net position, statement of revenues, expenses, and changes in net position and the statement of cash flows

These documents look at all financial transactions and ask the question, "How did we do financially during 2023?" The statement of net position and the statement of revenues, expenses and changes in net position answer this question. These statements include *all assets, deferred outflows of resources, liabilities, deferred inflows of resources, revenues and expenses* using the *accrual basis of accounting* similar to the accounting used by most private-sector companies. This basis of accounting will take into account all of the current year's revenues and expenses regardless of when cash is received or paid.

These two statements report the Authority's *net position* and changes in that position. This change in net position is important because it tells the reader that, for the Authority as a whole, the *financial position* of the Authority has improved or diminished. The causes of this change may be the result of many factors, some financial, some not.

The statement of cash flows provides information about how the Authority finances and meets the cash flow needs of its operations, projects financed through the Central Ohio Bond Fund (COBF) and other financing programs.

The notes provide additional information that is essential to a full understanding of the data provided in the financial statements. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Authority's net pension liability and net OPEB liability.

The table below provides a summary of the Authority's net position at December 31, 2023 and December 31, 2022.

Net Position

	2023	2022
Assets		
Current assets	$ 18,474,975	$ 12,440,675
Noncurrent assets:		
Unrestricted	2,023,697	2,237,194
Restricted	173,726,775	177,714,932
Total assets	194,225,447	192,392,801
Deferred outflows of resources	591,201	237,861
Liabilities		
Current liabilities:		
Payable from unrestricted assets	157,611	169,443
Noncurrent liabilities:		
Payable from unrestricted assets	1,190,843	365,159
Payable from restricted assets	141,756,525	148,519,508
Total liabilities	143,104,979	149,054,110
Deferred inflows of resources	7,577	432,162
Net Position		
Net investment in capital assets	5,531	10,173
Restricted	31,970,250	29,195,424
Unrestricted	19,728,311	13,938,793
Total net position	$ 51,704,092	$ 43,144,390

Over time, net position can serve as a useful indicator of the Authority's financial position. At December 31, 2023, the Authority's net position totaled $51,704,092. Current assets increased primarily in cash and cash equivalents due to fees generated from financing activities in 2023. Restricted noncurrent assets decreased as the Authority disbursed projects funds to developers thus reducing the amount of cash and investments in the COBF.

The Authority's current liabilities payable from unrestricted assets decreased due to a decrease in accrued wages and benefits payable.

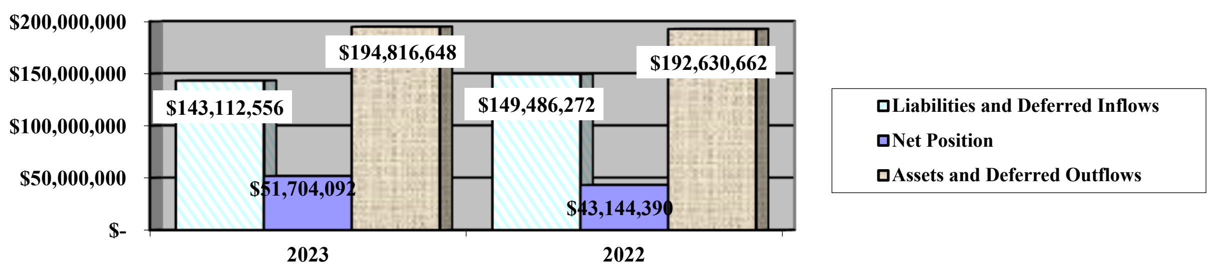
The Authority's noncurrent liabilities payable from unrestricted assets increased due to an increase in the Authority's net pension liability reported in accordance with GASB No. 68 and due to the reporting of a net OPEB liability in accordance with GASB No. 75.

The Authority's noncurrent liabilities payable from restricted assets decreased due to a decrease of $6,968,382 in amounts held and due to developers for projects financed from the COBF.

A portion of the Authority's net position, $31,970,250, represents resources that are subject to external restriction on how they may be used. The restricted net position consists of the City of Columbus and Franklin County grants ($2,500,000) which were used to establish the COBF reserve account and the difference ($956,250) between the original proceeds received from the State loan ($2,500,000) and the balance of the State loan liability at year end ($1,543,750). The Authority's restricted net position increased $2,752,782 primarily due to the receipt of a grant from the City of Columbus that is restricted for lending to urban redevelopment projects and due to the refinancing of the Trolley Barn Energy Loan which resulted in the Authority replenishing unrestricted funds that were used for a portion of the original loan with energy funds. The City of Columbus grant was for $4,000,000, however, $100,000 is allowed to be used by the Authority for administration and costs. During 2023, the Authority disbursed $3,400,000 of the remaining $3,900,000 as a forgivable loan.

The balance of the unrestricted net position is $19,728,311 and can be used to finance the Authority's operations. Unrestricted net position increased $5,789,518 primarily due to operating income of $3,283,466 and $980,625 in reimbursement of unrestricted funds with energy funds related to the refinance of the Trolley Barn Energy Loan. In addition, the Authority reported approximately $640,000 in unrestricted interest earnings during fiscal year 2023.

The chart below illustrates the Authority's assets, deferred outflows of resources, liabilities, deferred inflows of resources and net position at December 31, 2023 and 2022.



The table below shows the changes in net position for fiscal year 2023 and 2022.

Change in Net Position

Operating Revenues:	2023	2022	Increase (Decrease)
Conduit financing and other fees	$ 4,403,853	$ 2,998,616	$ 1,405,237
Central Ohio bond fund fees	739,938	772,378	(32,440)
Other	-	655	(655)
Total operating revenue	5,143,791	3,771,649	1,372,142
Operating Expenses:			
Salaries and benefits	1,114,225	822,708	291,517
Professional services	350,911	278,472	72,439
Depreciation and amortization	31,078	31,078	-
Miscellaneous operating expenses	364,111	380,087	(15,976)
Total operating expenses	1,860,325	1,512,345	347,980
Operating income	3,283,466	2,259,304	1,024,162
Nonoperating Revenues (Expenses):			
Interest revenue	1,485,428	466,035	1,019,393
Interest expense	(4,520)	(6,288)	1,768
Increase (decrease) in fair value of investments	78,880	(27,240)	106,120
Grants	3,476,143	3,100,000	376,143
Forgiveness of loans	(85,000)	(85,000)	-
Contributions	-	18,500	(18,500)
Fiscal charges and other expenses	(31,230)	(15,363)	(15,867)
Assigned TIF revenues	356,535	-	356,535
Bond fund:			
Pledged revenue	6,138,921	6,149,896	(10,975)
Interest expense on bonds	(5,322,115)	(5,344,473)	22,358
Fiscal charges	(816,806)	(805,423)	(11,383)
Total nonoperating revenues	5,276,236	3,450,644	1,825,592
Change in net position	8,559,702	5,709,948	2,849,754
Net position at beginning of year	43,144,390	37,434,442	
Net position at end of year	$ 51,704,092	$ 43,144,390	

Operating revenues increased $1,372,142 or 36.38%. This increase is primarily due to fees generated through the Authority's conduit financing. The Authority issued debt for twenty-five (25) transactions compared to twenty (20) transactions through its conduit financing program in 2023 and 2022, respectively. This accounts for the increase in conduit and other fees. The Authority issued one (1) bond through the COBF in 2023 compared to two (2) bonds through the COBF in 2022. This accounts for the decrease in COBF fees when compared to the prior year.

Operating expenses increased $347,980 or 23.01% primarily due to an increase in salaries and benefits expense resulting from effects of an increase in the net pension liability and the reporting of a net OPEB liability, rather than a net OPEB asset, in 2023. The increase in the net pension liability and net OPEB liability resulted from changes in benefits by the OPERS retirement system and is outside the control of the Authority.

Professional services increased due to the retention of professional recruiting services during 2023.

Nonoperating revenues include grants. During 2023, the Authority received a $4.0 million grant from the City of Columbus, with $3.9 million restricted for lending to urban redevelopment projects. During fiscal year 2023, the Authority disbursed $3.4 million as a forgivable loan. The remaining $500,000 will be disbursed in 2024. In addition, the Authority received a $76,143 EcoSmart grant to support energy efficiency improvements for a City of Columbus electric utility customer.

Nonoperating revenues of the bond fund transactions include the collection of pledged revenues supporting the bonds issued through the COBF. Interest payments and fiscal charges related to the debt service on the bonds are reported as nonoperating expenses. Interest expense increased as the Authority has more bonds in the COBF in 2023.

Assigned TIF revenue increased as the Authority re-evaluated the pledged receive pertaining to the Pizzuti Rickenbacker project. The pledged receivable increased resulting in the recognition of assigned TIF revenue in 2023.

Debt Administration

The Authority obtained a $2.5 million ODSA loan in 2007. The loan is interest free with a term of 20 years. Principal payments of $57,750 were made in 2023. Principal payments were paid out of restricted operating funds of the Authority. The ODSA Loan Agreement requires that annual repayment of principal to be based on no more than the interest earned on the $2.5 million reserve, up to $125,000. See Note 11 for more detail on the ODSA loan.

In 2023, the Authority issued $5.030 million in revenue bonds through the COBF to finance one project. The repayments are secured by pledged revenues which will be collected and distributed to the trustee for repayment of the bonds. See Note 5 for more detail on the COBF program.

Current Financial Related Activities

The Authority has the ability to finance projects through its Central Ohio Bond Fund, conduit financing, Energy Loan Program, Neighborhood Improvement and Small Business Loan Program, and through other financing vehicles. At year-end, there were 31 bonds financed through the Authority's COBF program. The Authority's goals are to increase the number of projects financed in 2023 and to increase the number of loans through the Energy Loan Program and the Neighborhood Improvement and Small Business Loan Program. The Authority is exploring increasing its presence in the affordable housing arena to assist Central Ohio with its affordable housing strategies. Fees generated by financing projects are necessary to support the operations and discretionary programming of the Authority.

Contacting the Authority's Financial Management

This financial report is designed to provide our clients and creditors with a general overview of the Authority's finances and to show the Authority's accountability for the money it receives. If you have questions about this report or need additional financial information, contact Patty Huddle, President, Columbus-Franklin County Finance Authority, 300 Spruce Street, Suite 220, Columbus, Ohio, 43215.

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COLUMBUS-FRANKLIN COUNTY FINANCE AUTHORITY
FRANKLIN COUNTY, OHIO

STATEMENT OF NET POSITION
DECEMBER 31, 2023

ASSETS:	
Current:	
Cash, cash equivalents, and investments (Note 3)	$ 18,206,218
Other assets	268,757
Total current assets	18,474,975
Noncurrent:	
Loan receivable (Note 8)	803,071
Pledged receivable (Note 7)	1,127,392
Depreciable/amortized capital assets, net (Note 16)	93,234
Restricted assets:	
Cash, cash equivalents, and investments (Note 3)	40,983,579
Loans receivable (Note 8)	13,039,364
Note receivable (Note 9)	39,587
Pledged receivables (Note 5 and 7):	
Loans receivable (Note 8)	8,728,684
Other pledged receivables	110,935,561
Total pledged receivables	119,664,245
Total restricted assets	173,726,775
Total noncurrent assets	175,750,472
Total assets	194,225,447
DEFERRED OUTFLOWS OF RESOURCES:	
Pension - OPERS (Note 13)	524,198
OPEB - OPERS (Note 14)	67,003
Total deferred outflows of resources	591,201
LIABILITIES:	
Current:	
Accounts and other payables	10,213
Accrued salaries and benefits payable	119,610
Lease payable (Note 18)	27,788
Total current liabilities	157,611
Noncurrent:	
Net pension liability (Note 13)	1,108,884
Net OPEB liability (Note 14)	22,044
Lease payable (Note 18)	59,915
Payable from restricted assets:	
State loan payable (Note 11)	1,543,750
Unearned revenue	500,000
Bond fund:	
Revenue bonds (Note 5)	135,354,709
Accrued interest payable	618,141
Due to developer	1,780,658
Other liabilities/payables	1,959,267
Total payable from restricted assets	141,756,525
Total noncurrent liabilities	142,947,368
Total liabilities	143,104,979
DEFERRED INFLOWS OF RESOURCES:	
OPEB - OPERS (Note 14)	7,577
Total deferred inflows of resources	7,577
NET POSITION:	
Investment in capital assets	5,531
Restricted	31,970,250
Unrestricted	19,728,311
Total net position	$ 51,704,092

THE NOTES TO THE BASIC FINANCIAL STATEMENTS ARE AN INTEGRAL PART OF THIS STATEMENT.

COLUMBUS-FRANKLIN COUNTY FINANCE AUTHORITY
FRANKLIN COUNTY, OHIO

STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2023

Operating revenues:	
Conduit financing and other fees	$ 4,403,853
Central Ohio bond fund fees	739,938
Total operating revenues	5,143,791
Operating expenses:	
Salaries and benefits	1,114,225
Professional services	350,911
Miscellaneous	364,111
Depreciation and amortization	31,078
Total operating expenses	1,860,325
Operating income	3,283,466
Nonoperating revenues (expenses):	
Interest revenue	1,485,428
Interest expense	(4,520)
Increase fair value of investments	78,880
Grants	3,476,143
Forgiveness of loans	(85,000)
Fiscal charges and other expenses	(31,230)
Assigned TIF revenues	356,535
Bond fund:	
Pledged revenue (Note 5)	5,804,742
Interest expense on bonds (Note 5)	(4,987,936)
Fiscal charges and other expenses	(816,806)
Total nonoperating revenues (expenses)	5,276,236
Change in net position	8,559,702
Net position, January 1	43,144,390
Net position, December 31	$ 51,704,092

THE NOTES TO THE BASIC FINANCIAL STATEMENTS ARE AN INTEGRAL PART OF THIS STATEMENT.

COLUMBUS-FRANKLIN COUNTY FINANCE AUTHORITY
FRANKLIN COUNTY, OHIO

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2023

Cash flows from operating activities:	
Cash received from conduit financing and other fees	$ 4,218,146
Cash received from Central Ohio bond fund fees	739,938
Cash received from Hubbard parking facility	1,301,757
Cash payments for salaries and benefits	(958,593)
Cash payments for professional services	(350,911)
Cash payments for other operating expenses	(354,576)
Cash payments for Hubbard parking facility management	(1,222,420)
Net cash provided by operating activities	3,373,341
Cash flows from noncapital financing activities:	
Payment on State loan - bond fund reserve	(57,750)
Grants received	3,976,143
Grant disbursement	(299,946)
Pledged revenue received	322,244
Loan disbursements made	(4,462,978)
Assigned tax increment financing revenue received	81,728
Fiscal charges and other expenses	(13,388)
Loan principal payments received	1,416,913
Bond fund:	
Pledged revenue received	13,521,733
Issuance of revenue bonds	5,030,000
Premium/discount of bonds issued, net	(37,725)
Developer contribution	550,327
Pass through bond proceeds payments	(162,025)
Developer costs paid	(14,463,668)
Principal paid on bonds	(5,370,000)
Interest paid on bonds	(4,977,314)
Fiscal charges and other payments	(818,336)
Distribution to developer	(9,900)
Net cash (used in) noncapital financing activities	(5,773,942)
Cash flows from capital and related financing activities:	
Principal paid on lease	(26,436)
Interest paid on lease	(4,886)
Net cash (used in) capital and related financing activities	(31,322)
Cash flows from investing activities:	
Purchase of investments	(4,134,556)
Sale of investments	1,008,383
Interest received	2,282,757
Net cash (used in) investing activities	(843,416)
Net decrease in cash and cash equivalents	(3,275,339)
Cash and cash equivalents, January 1	57,102,446
Cash and cash equivalents, December 31	$ 53,827,107
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 3,283,466
Adjustments:	
Depreciation and amortization expense	31,078
Changes in assets and liabilities:	
(Increase) in other assets	(96,894)
(Decrease) in accrued salaries and benefits payable	(12,877)
Increase in accounts and other payables	59
(Increase) in deferred outflows - pension and OPEB	(353,340)
(Decrease) in deferred inflows - pension and OPEB	(424,585)
Increase in net pension liability	831,428
Decrease in OPEB asset	92,962
Increase in OPEB liability	22,044
Net cash provided by operating activities	$ 3,373,341

Noncash Transaction:
The Authority assigned $900,000 of prepaid financing payments to the Trustee of the Series 2015E bonds to redeem the bonds.

THE NOTES TO THE BASIC FINANCIAL STATEMENTS ARE AN INTEGRAL PART OF THIS STATEMENT.

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NOTE 1 - DESCRIPTION OF THE ENTITY

The Columbus-Franklin County Finance Authority (the "Authority") is a legally separate entity organized under Ohio Revised Code Section 4582.21 through 4582.59. The Authority was established on March 21, 2006 by legislative action of the Columbus City Council and the Franklin County Board of Commissioners for the purposes of providing creative and attractive financing to private and civic sectors as well as to enhance and facilitate economic development, job retention and creation in the Central Ohio region. The Authority, organized as a port authority under Ohio law, began operations on May 11, 2006.

The Board of Directors (the "Board") is the governing body of the Authority. The Board consists of nine members each of whom shall serve for a term of four years, of which four are appointed by the Mayor of the City of Columbus, with advice and consent of the Columbus City Council, four are appointed by the Board of County Commissioners of the County of Franklin, Ohio, and one shall be a joint appointment. The officers of the Board consist of a Chair, Vice-Chair and Secretary-Treasurer. These officers are elected annually by the Board. All of the powers of the Authority are exercised by or under the direction of the Board. The Board sets and approves all policies and other contracts that are accepted or entered into by the Authority. All members of the Board serve without compensation.

The Authority is considered a joint venture of the City of Columbus and Franklin County. The Authority provides financing primarily through its Central Ohio Bond Fund (COBF) (see Note 5) and its conduit financing (see Note 6). The Authority is also involved in certain other financing programs which are described in Note 7 and energy, Neighborhood Improvement and Small Business Loan Program, and other loan programs which are described in Note 8.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority's significant accounting policies are described below.

A. Reporting Entity

The reporting entity has been defined in accordance with GASB Statement No. 14, "The Financial Reporting Entity" as amended by GASB Statement No. 39, "Determining Whether Certain Organizations Are Component Units" and GASB Statement No. 61, "The Financial Reporting Entity: Omnibus an Amendment of GASB Statements No. 14 and No. 34". The reporting entity is composed of the primary government, component units and other organizations that are included to ensure that the basic financial statements of the Authority are not misleading. The Authority has no component units and no other governmental organizations other than the Authority itself are included in the financial reporting entity.

B. Fund Accounting

The Authority maintains its accounting records in accordance with the principles of fund accounting. Fund accounting is a concept developed to meet the needs of government entities in which legal or other restraints require the recording of specific receipts and disbursements. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. The Authority uses an enterprise fund to account for operations (a) that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for public policy, management control, accountability or other purposes.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

C. Basis of Presentation

The Authority's basic financial statements consist of a statement of net position, a statement of revenue, expenses and changes in net position, and a statement of cash flows. The Authority uses a single enterprise fund to maintain its financial records during the year.

D. Basis of Accounting/Measurement Focus

The basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. The basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied. For financial statement presentation purposes, the Authority utilizes the accrual basis of accounting. Under this method of accounting, revenues are recognized when they are earned and expenses are recognized when the liability is incurred.

The Authority's activities are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets, deferred outflows of resources, liabilities, and deferred inflows of resources associated with the Authority's operations are included on the statement of net position. The statement of revenues, expenses, and changes in net position presents increases (i.e., revenues) and decreases (i.e., expenses) in net position. The statement of cash flows provides information about how the Authority finances and meets the cash flows of its enterprise activity.

The Authority distinguishes operating revenues and expenses from nonoperating items. Operating revenues generally result from servicing fees. Operating expenses for the Authority include the cost of providing these services, including administrative expenses. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. Nonoperating revenues include pledged revenue to support repayment of bonds issued through the COBF, energy and other grants, assigned TIF revenues, increases in the fair value of investments, and interest earnings. Nonoperating expenses include interest payments on bonds and fiscal charges related to projects financed through the COBF, forgiveness on loans, and other nonoperating expenses.

E. Cash, Cash Equivalents, and Investments

Cash and cash equivalents consist of cash on hand and all highly liquid investments with an original maturity of three months or less.

During 2023, investments were limited to U.S. government money market mutual funds, Federal Home Loan Bank (FHLB) securities, Federal Home Loan Mortgage Corporation (FHLMC) securities, Federal Farm Credit Bank (FFCB) securities, Federal National Mortgage Association (FNMA) securities, negotiable certificates of deposit (negotiable CDs), U.S. Treasury securities, and investments in the State Treasury Asset Reserve of Ohio (STAR Ohio). Except for investments in STAR Ohio, the Authority measures investments at fair value which is based on quoted market prices.

STAR Ohio is an investment pool managed by the State Treasurer's Office which allows governments within the State to pool their funds for investment purposes. STAR Ohio is not registered with the SEC as an investment company, but has adopted GASB Statement No. 79, "Certain External Investment Pools and Pool Participants". The Authority measures their investment in STAR Ohio at the net asset value (NAV) per share provided by STAR Ohio. The NAV per share is calculated on an amortized cost basis that provides a NAV per share that approximates fair value.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

There were no limitations or restrictions on any participant withdrawals due to redemption notice periods, liquidity fees, or redemption gates. However, 24 hours notice in advance of all deposits and withdrawals exceeding $100 million is encouraged. STAR Ohio reserves the right to limit the transaction to $250 million, requiring the excess amount to be transacted the following business day(s), but only to the $250 million limit. All accounts of the participant will be combined for these purposes.

Restricted assets

Restricted cash, cash equivalents, and investments include: (1) monies held by a trustee in accordance with the bond indentures for the bonds issued through the Authority's COBF, (2) cash and cash equivalents of the COBF bond reserve, (3) program funds restricted to reinvestment in the Rickenbacker area, (4) energy grants and program funds which are restricted for use in the Authority's energy programs, (5) cash and cash equivalents of the Hubbard parking garage operating and capital reserve, and (6) investments of the COBF reserve to the extent that their use is subject to constraints externally imposed by the trust indenture, creditors, grant contributors, or laws or regulations of other governments. The Authority is required to restrict $5,000,000 (in both cash and cash equivalents and investments) which represents the proceeds of a City of Columbus bond reserve grant, a Franklin County bond reserve grant and proceeds of the Ohio Development Services Agency (OSDA) loan (see Note 11).

For purposes of the statement of cash flows, investments with original maturities of three months or less at the time they are purchased by the Authority are considered to be "cash equivalents". Investments with an initial maturity of more than three months are considered to be "investments". The cash activity related to the restricted cash equivalents with fiscal agent is reported in the Authority's statement of cash flows.

F. Net Position

Net position represents the difference between assets, deferred outflows of resources, liabilities and deferred inflows of resources. Net position is reported as restricted when there are limitations imposed on its use through external restrictions imposed by creditors, grantors or laws or regulations of other governments. Restricted net position includes, but is not limited to, bond reserve grant and loan proceeds that are used in the COBF (see Note 5). Restricted net position is reduced by the balance of the Ohio Development Services Agency (ODSA) loan payable at year end. The Authority applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

G. Intergovernmental Revenue

During 2023, the Authority received $4,000,000 grant from the City of Columbus for Tranche II of the Connect Project. Of this total, $100,000 is a fee for the Authority and $3,400,000 was disbursed as a forgivable loan in 2023. The remaining $500,000 was retained until final requirements for disbursement are satisfied, which is expected in 2024. This amount has been reported as unearned revenue in the financial statements. In addition, the Authority received a $76,143 EcoSmart grant to support energy efficiency improvements for a City of Columbus electric utility customer. Revenues from grants are recognized as nonoperating revenue in the accounting period in which it is earned, essentially the same as the fiscal year.

H. Issuance Costs, Unamortized Bond Discounts and Premiums

In the financial statements, for bonds issued through the Authority's COBF, bond issuance are paid from bond proceeds and are reported as a component of the pledged receivable supporting repayment of the bonds. Bond discounts and premiums are amortized over the term of the bonds using the straight-line method, which approximates the effective interest method. Unamortized bond discounts and premiums are presented as an increase or decrease of the face amount of the bond payable (see Note 5).

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

I. Pledged Receivable

The Authority has reported a pledged receivable for contractually obligated future revenues due to the Authority that are considered under GASB Statement No. 48 "Sales and Pledges of Receivables and Future Revenues and Intra-Entity Transfers of Assets and Future Revenues" to be collateralized borrowings. Pledged receivables have been reported in conjunction with activities of the COBF (see Note 5) and for transactions related to the Pizzuti Rickenbacker project (see Note 7).

J. Compensated Absences

Authority employees are entitled to ten days of sick leave per year. Employees are not permitted to carry over unused sick leave and there is no payment for unused sick leave at year end. Employees are not permitted to carry unused vacation over into the next fiscal year. No liability exists for compensated absences at fiscal year-end.

K. Estimates

The preparation of the basic financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the basic financial statements and accompanying notes. Actual results may differ from those estimates.

L. Deferred Outflows of Resources and Deferred Inflows of Resources

In addition to assets, the statement of net position will report a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to a future period and will not be recognized as an outflow of resources (expense) until then. See Notes 13 and 14 for detail on the Authority's deferred outflows of resources related to its net pension liability and net Other Postemployment Benefits (OPEB) liability, respectively. In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. See Note 14 for detail on the Authority's deferred inflows of resources related to its net OPEB liability.

M. Pensions/Other Postemployment Benefits (OPEB)

For purposes of measuring the net pension/OPEB liability, deferred outflows of resources and deferred inflows of resources related pensions/OPEB, and pension/OPEB expense, information about the fiduciary net position of the pension/OPEB plans and additions to/deductions from their fiduciary net position have been determined on the same basis as they are reported by the pension/OPEB plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. The pension/OPEB plans report investments at fair value.

N. Due to Developer

The Authority reports bonds proceeds and other revenues received through the COBF program that are collected and held by the Trustee at year-end as due to developer on the statement of net position (Note 5).

O. Committed and Designated Cash Balance

The Authority's Board, by resolution or motion, has committed or designated the use of unrestricted cash and cash equivalents for specific purposes. These assets are reported as unrestricted cash and cash equivalents on the statement of net position since the limitation on use was imposed by an internal, rather than external, source.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

In 2016, the Authority's Board, by resolution, designated $1 million of unrestricted cash and cash equivalents to build additional cash reserves for the COBF. The designated funds shall be used for the purpose of the COBF at the direction of the Authority's Board.

In 2020, the Authority's Board, by motion, approved the set aside of $1.5 million per year for three years for the sidecar loan fund (now called the Neighborhood Improvement and Small Business Loan Program). At the same time and under the same motion, the Board approved a set aside of $1 million for loan loss reserves for affordable housing.

In August 2023, the Board passed a motion to commit $3 million of the above referenced set aside for small business to be released to the program.

In October 2021, the Board passed a motion authorizing application to the EDA for a Federal grant to fund a small business loan program. The authorization included a commitment of the required local matching funds, which is $540,000 from operating.

P. Capital Assets and Depreciation/Amortization

Capital assets are capitalized at cost and updated for additions and deletions during the year. Donated capital assets are recorded at their acquisition value. The Authority maintains a capitalization threshold of $5,000. Improvements are capitalized; the costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are expensed. Capital assets are depreciated/amortized using the straight-line method over the remaining useful lives of the related capital assets. Leasehold improvements are depreciated using the straight-line method over the life of the lease.

	Useful Life
Furniture and Equipment	7 years
Leasehold Improvements	7 years

The Authority is reporting an intangible right-to-use asset related to leased building space. The intangible asset is being amortized in a systematic and rational manner over the shorter of the lease term or the useful life of the underlying asset.

NOTE 3 - DEPOSITS AND INVESTMENTS

A. Deposits with Financial Institutions

At December 31, 2023, the carrying amount of the Authority's deposits was $9,560,256 and the bank balance was $9,572,445. Of the bank balance, $250,000 was covered by the FDIC and $9,322,445 was exposed to custodial credit risk.

Custodial credit risk is the risk that, in the event of bank failure, the Authority's deposits may not be returned. All deposits are collateralized by (1) eligible securities pledged to the Authority's and deposited with a qualified trustee by the financial institution as security for repayment whose market value at all times shall be at least 105 percent of the deposits being secured, or (2) participation in the OPCS, a collateral pool of eligible securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institution. OPCS requires the total market value of the securities pledged to be 102 percent of the deposits being secured or a rate set by the Treasurer of State. For 2023, the Authority's financial institution was approved for a reduced collateral rate of 60 percent through the OPCS.

NOTE 3 - DEPOSITS AND INVESTMENTS - (Continued)

B. Investments

As of December 31, 2023, the Authority had the following investments and maturities:

		Investment Maturities				
Measurement/ Investment type	Measurement Value	6 months or less	7 to 12 months	13 to 18 months	19 to 24 months	Greater than 24 months
Fair Value:						
Negotiable CDs	$ 225,606	$ -	$ -	$ 75,158	$ -	$ 150,448
FHLB	2,268,541	519,587	395,559	199,795	237,118	916,482
FFCB	917,356	46,395	146,401	100,023	154,513	470,024
FHLMC	47,908	-	47,908	-	-	-
FNMA	93,237	-	-	-	93,237	-
U.S. Treasury securities	1,810,042	911,046	268,680	244,037	73,359	312,920
U.S government money market mutual funds	35,726,306	35,726,306	-	-	-	-
Amortized Cost:						
STAR Ohio	8,540,545	8,540,545	-	-	-	-
Total	$ 49,629,541	$ 45,743,879	$ 858,548	$ 619,013	$ 558,227	$ 1,849,874

The weighted average length to maturity of investments is 0.1576 years.

Fair Value Measurements: The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Authority's investments in U.S. Government money market mutual funds are valued using quoted market prices in active markets (Level 1 inputs). The Authority's investments in federal agency securities (FHLB, FFCB, FHLMC, FNMA), negotiable CDs, and U.S. Treasury securities are valued using quoted prices in markets that are not considered to be active, dealer quotations or alternative pricing sources for similar assets or liabilities for which all significant inputs are observable, either directly or indirectly (Level 2 inputs). As discussed in Note 2.E, investments in STAR Ohio are reported at the net asset value (NAV) per share as provided by STAR Ohio.

Interest Rate Risk: The Authority's investment policy limits the investment of operating funds and limits the investment of bond fund reserves. Interest rate risk arises because potential purchasers of debt securities will not agree to pay face value for those securities if interest rates subsequently increase. The Authority's investment policy addresses interest rate risk by requiring the consideration of market conditions and cash flow requirements in determining the term of an investment.

Credit Risk: Standard & Poor's has assigned STAR Ohio and the U.S. government money market mutual funds an AAAm money market rating. The Authority's investments in federal agency securities and U.S. Treasury securities were rated AA+ and Aaa by Standard & Poor's and Moody's Investor Services, respectively. The negotiable CDs were not rated but were fully covered by the FDIC.

NOTE 3 - DEPOSITS AND INVESTMENTS - (Continued)

Custodial Credit Risk: For an investment, custodial credit risk is the risk that, in the event of the failure of the custodial agent, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Authority has no investment policy dealing with investment custodial risk beyond the requirement in State statute that prohibits payment for investments prior to the delivery of the securities representing such investments to the treasurer or qualified trustee.

Concentration of Credit Risk: The Authority's investment policy does not specifically address the concentration of credit risk. The Authority places no limit on the amount that may be invested in any one issuer. The following table includes the percentage of each investment type held by the Authority at December 31, 2023:

Measurement/ Investment type	Measurement Value	% of Total
Fair value:		
Negotiable CDs	$ 225,606	0.45
FHLB	2,268,541	4.57
FFCB	917,356	1.85
FHLMC	47,908	0.10
FNMA	93,237	0.19
U.S. Treasury securities	1,810,042	3.65
U.S. government money market mutual funds	35,726,306	71.98
Amortized cost:		
STAR Ohio	8,540,545	17.21
Total	$ 49,629,541	100.00

C. Reconciliation of Cash and Cash Equivalents on Statement of Cash Flows

Cash:	
Deposits	$ 9,560,256
Cash Equivalents:	
U.S. government money market mutual funds	35,726,306
STAR Ohio	8,540,545
Total cash and cash equivalents on statement of cash flows	$ 53,827,107

NOTE 3 - DEPOSITS AND INVESTMENTS - (Continued)

D. Schedule of Cash and Investments

The following is a schedule of deposits and investments as reported in the footnote above to cash and investments as reported on the statement of net position as of December 31, 2023:

	Deposits	Investments	Total
Unrestricted:			
Cash, cash equivalents, and investments	$ 7,315,984	$ 10,890,234	$ 18,206,218
Restricted:			
Cash and cash equivalents:			
Operating	$ 174,775	$ -	$ 174,775
Other financing projects	1,993,354	1,668,031	3,661,385
Energy	76,143	6,934,899	7,011,042
COBF - reserve	-	5,000,000	5,000,000
Bonds	-	23,963,154	23,963,154
Manuscript	-	8,283	8,283
Investments:			
Bonds	-	1,164,940	1,164,940
Total restricted	2,244,272	38,739,307	40,983,579
Total	$ 9,560,256	$ 49,629,541	$ 59,189,797

NOTE 4 - HUBBARD PARKING GARAGE

In September 2012, the Authority issued conduit debt to finance the Hubbard Parking Garage. The agreements stipulate that upon retirement of the Hubbard Garage C bonds, the operating reserve, the capital reserve, and parking revenues will flow through the Authority. The Authority reports the balance of the operating reserve and capital reserve as a restricted cash and cash equivalent on the financial statements.

The operations of the Hubbard Parking Garage are accounted for as a fiduciary activity that meets the criterion for an exception to custodial fund reporting since assets, upon receipt, are held for three months or less. Monthly parking revenues come into the parking revenue account monthly net of operating expenses paid by the parking garage manager. After making any required deposits to the operating reserve and capital reserve, 95% of the parking revenues are redirected to the developer managing the parking garage with 5% of the parking revenues remaining with the Authority as a fee. During 2023, Authority reported $79,337 in conduit and other financing fee revenue related to this arrangement.

NOTE 5 - CENTRAL OHIO BOND FUND

The Authority has established a COBF to provide long-term, fixed interest rate financing for qualified industrial, commercial and public projects. The primary objective of the COBF is to further economic development efforts and investment in central Ohio.

To fund the COBF reserve account, the Authority received $5,000,000 in grants and loans. On December 21, 2006, the Authority received a $1,250,000 grant from Franklin County. On March 15, 2007, the Authority received a $1,250,000 grant from the City of Columbus. On May 8, 2007, the Authority received a $2,500,000 loan from the ODSA (See Note 11). The grant revenues and loan proceeds were deposited into the COBF reserve account and are reported as restricted assets on the statement of net position. Interest earned on investments purchased by the grant proceeds is not required to be maintained in the COBF reserve and may be used by the Authority for general operations.

Under the COBF, debt service requirements on each bond issue are secured by a pledge of amounts to be received under financing agreements, leases, or loan agreements with borrowers who utilize the financed facilities. In addition, all borrowers are required to provide 10% of the bond premium in a reserve (which is used to make the final payment on the bonds). Amounts in the COBF reserve account may be used for debt service in the event the borrower is unable to make the required payments under the lease or loan agreements. The amount held in the COBF reserve account at December 31, 2023 of $5,000,000 is restricted in use and reported as a restricted asset on the statement of net position.

The Authority obtained a $15 million, unsecured letter of credit in order to support issuance of development bonds via the Authority's COBF. No amounts were outstanding on the letter of credit at December 31, 2023. In addition, the Authority's Board has, by resolution, designated $1 million of unrestricted cash and cash equivalents to build additional cash reserves for the COBF (see Note 2.O.).

During 2021, JobsOhio made a $10 million commitment to assist the Authority's COBF by establishing a JobsOhio Additional Reserve Account (the "Reserve Account") which can be used to secure the repayment of the COBF Bonds. The Reserve Account was established to provide security of the COBF thereby increasing economic development and job creation and preservation opportunities. JobsOhio has funded the Reserve Account with $2 million and has committed an additional $8 million. In accordance with the Securities Account and Control Agreement between JobsOhio and the Authority, the Reserve Account is maintained in JobsOhio's name and, therefore, the Reserve Account is not reported on the Authority's financial statements.

Provisions of the master covenant and all of the supplemental covenants securing each individual bond issue provide that events of default would be:

a. Payment of any interest on any Bond not being made when and as that interest became due and payable;

b. Payment of the principal of or any premium on any Bond was not made when and as that principal or premium became due and payable; or

c. The Issuer [the Authority] fails to observe or perform any other covenant, agreement or obligation on its part to be observed or performed contained in the indentures or in the bonds, which failure shall have continued for a period of 60 days after written notice to the Issuer and, if the failure is a result of a Contracting Party (the party for which the Authority is securing financing for a project or projects) being in default under its Agreement, then also to that Contracting Party, specifying the failure and requiring that it be remedied, which notice may be given by the Trustee in its discretion and shall be given by the Trustee at the written request of the Holders of not less than 25 percent in aggregate principal amount of Bonds then outstanding.

NOTE 5 - CENTRAL OHIO BOND FUND - (Continued)

If an event of default should occur, the master and supplemental covenants for all of the issuances under the COBF provide for possible acceleration of the payments otherwise due the bondholders:

a. In the event Bond Service Charges are not paid when due, whether at maturity or by redemption, the Trustee may, and upon the written request of Holders of not less than a majority in aggregate principal amount of outstanding Bonds shall, declare by notice in writing delivered to the Issuer the principal of all Bonds then outstanding and the interest accrued thereon to be due and payable immediately unless otherwise provided in the related Supplemental Indenture.

b. Upon the failure of a Contracting Party to pay in full any Financing Payment, the Trustee may declare, and upon the written request of the Holders of not less than 25 percent in aggregate principal amount of outstanding Bonds of the Series related to the Financing Payment which was not made, the Trustee shall declare, by a notice in writing delivered to the Issuer, the principal of all Bonds of that Series then outstanding (if not then due and payable), and the interest accrued thereon, to be due and payable immediately unless otherwise provided in the related Supplemental Indenture; provided that no such notice of acceleration may be given unless there is then on deposit with the Trustee sufficient moneys in the Accounts in the Primary Reserve Fund and Collateral Fund and the Subaccounts in the Prepayment Account, Interest Payment Account, and Principal Payment Account in the Bond Fund for the Series for which such notice is to be given to pay in full the principal of and interest on the outstanding Bonds of that Series on the date selected by the Trustee for tender of payment. Upon that declaration, that principal and interest shall become and be due and payable immediately. Interest on such Bonds shall accrue to the date determined by the Trustee for the tender of payment to the Holders pursuant to any declaration of acceleration hereunder; provided, that interest on any unpaid principal of Bonds outstanding shall continue to accrue from the date determined by the Trustee for the tender of payment to the Holders of those Bonds.

c. If the default is cured before action is taken pursuant to these provisions, it is possible that acceleration will not proceed to be enforced.

None of the covenants under the COBF provide for any subjective acceleration.

Since the inception of the COBF in 2007, no Bonds have been in default, and no draw has been made by the Trustee under any of the Primary Reserves or Program Reserve Funds.

All revenue bonds are special obligations and not general obligations of the Authority. The bonds do not represent or constitute a debt or pledge of the faith and credit of the Authority. The Authority has reported assets for pledged receivables and cash equivalents held by the fiscal agent which is dedicated to the project. These assets are reported as noncurrent restricted assets on the statement of net position.

Certain bonds issued through the Authority's COBF are direct placements. Direct placements occur when the Authority issues a debt security directly to an investor. Direct placements have terms negotiated directly with the investor and are not offered for public sale.

NOTE 5 - CENTRAL OHIO BOND FUND - (Continued)

During 2023, the following activity occurred in the COBF:

	Maturity Date	Balance 12/31/22	Issued	Retired	Balance 12/31/23	Amounts Due In One Year
Revenue Bonds:						
2016G - Bridge Park West, 3.345%	2041	$ 4,350,000	$ -	$ (150,000)	$ 4,200,000	$ 155,000
2016H - Vision, 3.025%	2027	2,705,000	-	(425,000)	2,280,000	440,000
2017A - St. Clair Commons, 3.82%	2036	1,960,000	-	(100,000)	1,860,000	110,000
2017B - Rickenbacker Phase II, 4.00%	2038	3,865,000	-	(65,000)	3,800,000	70,000
2017C - One Neighborhood 3, 2.00-4.00%	2040	5,795,000	-	(90,000)	5,705,000	90,000
2018B - 800 N. High Garage, 3.97%	2043	4,800,000	-	(80,000)	4,720,000	85,000
2018C - Long St. Energy, 4.25-4.75%	2038	2,830,000	-	(120,000)	2,710,000	125,000
2019A - Founders Park, 3.00-4.00%	2048	5,255,000	-	(165,000)	5,090,000	180,000
2019C - Founders Park 2, 3.90%	2048	5,365,000	-	(60,000)	5,305,000	65,000
2019D - Pulsar Place, 3.75%	2038	2,695,000	-	(120,000)	2,575,000	125,000
2019E - Beulah Park 4.00%	2049	4,560,000	-	(165,000)	4,395,000	190,000
2019F - Hubbard Garage Refund, 2.76%	2036	3,990,000	-	(245,000)	3,745,000	255,000
2020B - Grandview Crossing 2.00-4.00%	2050	7,805,000	-	(225,000)	7,580,000	235,000
2020D - Scioto Peninsula 2.00-3.00%	2052	6,235,000	-	(85,000)	6,150,000	180,000
2020E - Energy Bond #3, 3.00-4.00%	2045	4,540,000	-	(215,000)	4,325,000	225,000
2021A - Quarry Lofts 3.00%	2045	1,535,000	-	(120,000)	1,415,000	50,000
2021C - Quarry Trails 2.00-3.00%	2051	6,045,000	-	(70,000)	5,975,000	150,000
2021D - Gravity 2.0 PACE 3.63%	2044	4,420,000	-	(65,000)	4,355,000	140,000
2021F - Alvis PACE 2.50%	2043	6,300,000	-	(105,000)	6,195,000	210,000
2021H - Jeffrey Park 2.13%	2034	5,565,000	-	(380,000)	5,185,000	380,000
2023A - Eastwood Development 4.00%	2035	-	5,030,000	-	5,030,000	-
		90,615,000	5,030,000	(3,050,000)	92,595,000	3,460,000

(continued)

NOTE 5 - CENTRAL OHIO BOND FUND - (Continued)

	Maturity Date	Balance 12/31/22	Issued	Retired	Balance 12/31/23	Amounts Due In One Year
Revenue Bonds (continued):						
Direct Placements:						
2015E - Rogue Fitness, 3.00%	2023	$ 1,000,000	$ -	$ (1,000,000)	$ -	$ -
2016F - Polaris, 3.00%	2023	1,000,000	-	(1,000,000)	-	-
2017D - Miranova, 4.50%	2029	2,405,000	-	(255,000)	2,150,000	265,000
2018A - Energy Bond #1, 4.88/4.89%	2032	2,495,000	-	(175,000)	2,320,000	185,000
2018D - Energy Bond #2, 4.56/4.71%	2038	4,300,000	-	(310,000)	3,990,000	320,000
2019B - Fountain Square, 4.65%	2043	6,760,000	-	(165,000)	6,595,000	170,000
2020C - Hamilton Quarter Energy, 3.44%	2045	4,280,000	-	(110,000)	4,170,000	115,000
2020F - 800 N. High Restructure, 3.95%	2043	850,000	-	-	850,000	-
2021B - Crystal Clinic 3.41%	2042	3,650,000	-	(200,000)	3,450,000	210,000
2021G - Arlington Gateway 3.54-4.65%	2051	8,110,000	-	-	8,110,000	70,000
2022A - Rohr Road 4.38-4.70%	2052	7,855,000	-	-	7,855,000	-
2022C - U.S. Playing Card 3.09%	2051	3,415,000	-	(5,000)	3,410,000	35,000
		46,120,000	-	(3,220,000)	42,900,000	1,370,000
Total bonds payable		136,735,000	5,030,000	(6,270,000)	135,495,000	4,830,000
Unamortized premiums		814,210	-	(39,559)	774,651	-
Unamortized discounts		(921,933)	(37,725)	44,716	(914,942)	-
Total		$ 136,627,277	$ 4,992,275	$ (6,264,843)	$ 135,354,709	$ 4,830,000

The Authority issued the following bond through the COBF during 2023:

Series 2023A – Eastwood Development
On February 16, 2023, the Authority issued $5,030,000 in Series 2023A revenue bonds to finance public infrastructure improvements associated with the private development of the Eastwood Development TIF project (the “Project”) in the City of Reynoldsburg, Ohio. The bonds were issued at a $37,725 discount. The City of Columbus created a 30-year TIF to allow for payments in lieu of property taxes based upon increased values of improved properties within the Project to be assigned to the Authority to secure and pay debt service on the Series 2023A bonds. In addition, the bonds will be secured by Minimum Service Payment (MSP) charges levied against parcel owners in the development. To the extent the net TIF service payments are insufficient to meet the Series 2023A debt service, MSP charges will be imposed on applicable parcels in an amount necessary to address the shortfall. The Series 2023A revenue bonds bear interest rate of 4.00% and mature on May 15, 2035. The bonds are payable solely from these pledged revenues.

NOTE 5 - CENTRAL OHIO BOND FUND - (Continued)

Future Debt Service Requirements

The following is a schedule of the future debt service requirements for the bonds issued through the COBF:

	Revenue Bonds			Revenue Bonds - Direct Placements		
Year Ending	Principal	Interest	Total	Principal	Interest	Total
2024	$ 3,460,000	$ 3,106,311	$ 6,566,311	$ 1,370,000	$ 1,719,599	$ 3,089,599
2025	3,760,000	2,989,464	6,749,464	1,660,000	1,657,624	3,317,624
2026	4,170,000	2,863,656	7,033,656	1,735,000	1,586,487	3,321,487
2027	4,885,000	2,722,271	7,607,271	1,850,000	1,511,652	3,361,652
2028	4,125,000	2,563,054	6,688,054	1,935,000	1,431,930	3,366,930
2029 - 2033	23,255,000	10,561,503	33,816,503	8,860,000	6,162,438	15,022,438
2034 - 2038	22,580,000	6,350,255	28,930,255	6,855,000	4,672,592	11,527,592
2039 - 2043	14,260,000	3,253,752	17,513,752	8,720,000	3,198,892	11,918,892
2044 - 2048	7,620,000	1,424,068	9,044,068	5,340,000	1,616,157	6,956,157
2049 - 2052	4,480,000	228,537	4,708,537	4,575,000	402,891	4,977,891
Total	$ 92,595,000	$ 36,062,871	$ 128,657,871	$ 42,900,000	$ 23,960,262	$ 66,860,262

Pledged Revenue and Cash Held by Trustee

All COBF revenue bonds are secured by pledged revenues. The pledged revenue coverage is reported below. In accordance with the bond indentures, certain bond proceeds were used to fund various accounts with a trustee. The balance of the amounts held by the trustee at December 31, 2023 are disclosed in the table on the next page. The amounts held by the trustee are reported as restricted cash and cash equivalents on the statement of net position.

NOTE 5 - CENTRAL OHIO BOND FUND - (Continued)

The schedule below shows pledged revenue coverage and cash held by the trustee at year-end:

	Pledged Revenue Coverage				
	Total Principal and Interest Remaining on Bonds at 12/31/23	Principal Paid in 2023	Interest Expense in 2023	Pledged Revenue in 2023	Restricted Cash Held By Trustee at 12/31/23
Revenue Bonds:					
2016G - Bridge Park West, 3.345%	$ 5,923,413	$ (150,000)	$ (168,191)	$ 182,546	$ 506,757
2016H - Vision, 3.025%	2,460,872	(425,000)	(77,123)	94,123	1,161,100
2017A - St. Clair Commons, 3.82%	2,388,975	(100,000)	(75,929)	87,603	696,175
2017B - Rickenbacker Phase II, 4.00%	5,144,100	(65,000)	(155,456)	178,556	1,071,553
2017C - One Neighborhood 3, 2.00-4.00%	8,240,870	(90,000)	(217,375)	252,011	845,526
2018B - 800 N. High Garage, 3.97%	7,137,531	(80,000)	(189,415)	218,095	522,833
2018C - Long St. Energy, 4.25-4.75%	3,808,150	(120,000)	(130,753)	147,808	334,405
2019A - Founders Park, 3.00-4.00%	7,928,469	(165,000)	(197,968)	229,258	584,319
2019C - Founders Park 2, 3.90%	8,146,772	(60,000)	(169,245)	201,361	579,788
2019D - Pulsar Place, 3.75%	3,401,969	(120,000)	(100,257)	116,420	309,527
2019E - Beulah Park, 4.00%	6,113,600	(165,000)	(169,422)	200,072	955,143
2019F - Hubbard Garage Refund, 2.76%	4,631,488	(245,000)	(119,258)	119,258	1,661,440
2020B - Grandview Crossing 2.00-4.00%	11,118,625	(225,000)	(228,639)	276,889	849,601
2020D - Scioto Peninsula 2.00-3.00%	8,838,828	(85,000)	(169,528)	208,688	660,099
2020E - Energy Bond #3, 3.00-4.00%	6,038,175	(215,000)	(173,596)	199,684	519,798
2021A - Quarry Lofts, 3.00%	1,987,700	(120,000)	(43,288)	59,226	285,667
2021C - Quarry Trails, 2.00-3.00%	8,608,650	(70,000)	(157,865)	194,105	640,313
2021D - Gravity 2.0 PACE, 3.63%	6,235,744	(65,000)	(159,926)	189,548	786,521
2021F - Alvis PACE, 2.50%	8,026,760	(105,000)	(158,720)	195,020	915,189
2021H - Jeffrey Park, 2.13%	5,884,180	(380,000)	(121,946)	154,992	795,955
2023A - Eastwood Development, 4.00%	6,593,000	-	(178,528)	201,080	1,474,436
Direct Placements:					
2015E - Rogue Fitness, 3.00%	-	(100,000) [1]	(15,000)	18,000	-
2016F - Polaris, 3.00%	-	(1,000,000)	(30,000)	36,000	-
2017D - Miranova, 4.50%	2,519,562	(255,000)	(103,955)	118,011	558,750
2018A - Energy Bond #1, 4.88-4.89%	2,946,179	(175,000)	(118,680)	134,111	2,059,795
2018D - Energy Bond #2, 4.56-4.71%	5,171,675	(310,000)	(195,126)	219,322	581,545
2019B - Fountain Square, 4.65%	10,531,921	(165,000)	(311,505)	349,137	753,410
2020C - Hamilton Quarter Energy, 3.44%	6,343,578	(110,000)	(149,263)	174,508	464,741
2020F - 800 N. High Restructure, 3.95%	1,305,732	-	(33,575)	39,825	92,090
2021B - Crystal Clinic, 3.41%	4,439,156	(200,000)	(121,893)	146,993	1,034,134
2021G - Arlington Gateway, 3.54-4.65%	14,015,772	-	(290,082)	335,498	1,404,807
2022A - Rohr Road, 4.38-4.70%	14,101,212	-	(350,368)	397,498	1,634,165
2022C - U.S. Playing Card, 3.09%	5,485,475	(5,000)	(106,061)	129,496	388,512
Total	$ 195,518,133	$ (5,370,000)	$ (4,987,936)	$ 5,804,742	$ 25,128,094

[1] During 2023, the Trustee released the $100,000 bond debt service reserve and assigned $900,000 of prepaid financing payments to the Trustee to redeem the Series 2015E bonds.

NOTE 6 - CONDUIT FINANCING

Conduit financing represents bonds and notes for project financing which are collateralized by the related amounts to be received under leases. In accordance with GASB Statement No. 91 "Conduit Debt Obligations", these arrangements are not reported as leases by the Authority nor does the Authority recognize a liability for the related conduit debt obligations or a receivable for payments related to those arrangements. In addition, the Authority does not recognize a capital asset if title passes to the third-party obligor at the end of the arrangement. The Authority has made no commitments, either voluntary or involuntary, beyond maintenance of the tax-exempt status of the conduit debt obligations, to support debt service in the event the third party is, or will be, unable to do so. The Authority has no responsibility for the payment of the conduit debt issued as the repayment is supported solely by the credit of the borrowing entity (frequently enhanced with a letter of credit). Under the conduit financing program, there is no credit exposure to the Authority. The total amount of conduit debt outstanding at December 31, 2023 is $1,751,278,101.

NOTE 7 - OTHER FINANCING PROJECTS

In 2023, the Authority continued to work with the following financing projects which were not financed through the COBF or conduit financing:

Pizzuti

As of December 31, 2023, a total of $1,991,139 is held by the Authority, of which $1,493,354 is reported as restricted cash and cash equivalents to be reinvested in the Rickenbacker area and $497,785 is reported as unrestricted cash and cash equivalents.

The Authority has recorded a $4,509,569 pledged receivable for future revenues due from the City of Columbus in accordance with the Tax Increment Financing (TIF) agreement between the Authority, Pizzuti, and the City of Columbus. Of the total pledged receivable, 75%, or $3,382,177, is reported as a noncurrent restricted asset while 25%, or $1,127,392, is reported as a noncurrent unrestricted asset.

During 2021, the Authority committed to making a $1,200,000 subordinate loan to Shook Road Storage LLC. During 2022, the Authority disbursed the loan proceeds. To finance the loan, the Authority used money that, under agreements, must be reinvested within 10 miles of Rickenbacker. The loan disbursement occurred in 2022 and the loan was repaid in 2023.

Gravity 2

During 2021, the Authority received a grant from the City of Columbus to establish the Columbus-Franklin County Finance Authority Urban Redevelopment Grant Escrow Account (the "Escrow Account"). The Authority uses the $1,900,000 Escrow Account balance to support the garage at Gravity 2.0 in the event that the office space is slow to lease up and the Minimum Service Payments required make the project cost prohibitive. The balance of the Escrow Account will be available in the following manner: $300,000 in 2024, $800,000 in 2025 and $800,000 in 2026 to pay NCA payments on the office if needed. These payments will ensure the bonds will be paid. Monies not used in these years by Gravity are not available to Gravity in future years. If the project does not require the monies to be used for bond payments, the Authority may use the funds for lending to support other urban redevelopment projects. The balance of the escrow account including interest ($1,168,031) is reported as noncurrent restricted cash and cash equivalents on the statement of net position. During fiscal year 2023, $299,946 of the Escrow Account was used to support the Minimum Service Payments for Gravity 2.0 bonds.

NOTE 8 - LOANS RECEIVABLE

The Authority has issued unrestricted loans, restricted loans, and energy direct loans. The energy direct loans are issued through the Authority's energy loan program. Direct loans to qualifying small businesses are issued through the Authority's Neighborhood Improvement and Small Business Loan Program.

Energy Loan Program

The Authority has an energy loan program to finance energy improvement projects. The Authority issues direct loans to eligible borrowers to make energy improvements to owner-occupied or to investor-owned real estate projects. Upon reaching a certain threshold of direct loans, the Authority will issue energy bonds through the COBF to take-out the bundle of individual loans to replenish the energy direct loan cash account and allow for additional energy direct loan projects to be originated by the Authority. During 2018 and 2020, the Authority issued three pooled energy bonds through its COBF (see Note 5) to finance individual energy direct loans of the Authority. The energy bonds are secured by the accumulative repayment of the energy direct loans which match the terms and repayment schedule of the energy bonds.

On February 2, 2018, the Authority entered into an escrow agreement with Huntington as escrow agent to provide a method of financing energy direct loans made under the Authority's Energy Loan Program. The Authority deposited proceeds from the Pooled Energy Efficiency Bond 1 and Pooled Energy Efficiency Bond 2 into the escrow account (the "Energy Escrow") to be used to finance energy direct loans made by the Authority. The Finance Authority established an escrow account through its Energy Bond 1 trust indenture. The escrow account will be used to hold proceeds from certain energy bonds and make loans for eligible energy efficiency improvements. The escrow account will hold early energy loan payoffs and pay energy bondholders as well. At December 31, 2023, the balance of the Energy Escrow was $1,705,670. This amount is reported in restricted cash, cash equivalents, and investments reported on the statement of net position.

Neighborhood Improvement and Small Business Loan Program

The Authority has a Neighborhood Improvement and Small Business Program ("NISB") to assist qualified borrowers in financing the acquisition, construction, furnishing, equipping of facilities. The program was established to support small businesses and facilitate investment by providing low interest, fixed-asset based financing to qualified businesses.

On December 1, 2020, the Authority entered into an escrow agreement with Huntington as escrow agent to provide a method of financing direct loans made under the Authority's NISB loan program. The Authority deposited $1,500,000 of unrestricted monies into the escrow account (the "NISB Escrow") to be used to finance direct loans made by the Authority. At December 31, 2023, the balance of the NISB Escrow was $964,099. This amount is reported in unrestricted cash, cash equivalents, and investments reported on the statement of net position.

NOTE 8 - LOANS RECEIVABLE - (Continued)

The Authority had the following loans receivable activity:

	Balance 12/31/22	Issued		Retired	Balance 12/31/23
Unrestricted:					
MAG	$ 50,000	$ -		$ (10,000)	$ 40,000
Trinity	197,943	-		(60,000)	137,943
911 Parsons	339,567	-		(22,388)	317,179
Distinctive Surfaces	256,085	-		(41,937)	214,148
Sanctuary Night	117,635	-		(23,834)	93,801
Total unrestricted loans	961,230	-		(158,159)	803,071
Restricted:					
Long Street Garage	923,024	-		(29,368)	893,656
Shook Road Mezzanine	1,200,000	-		(1,200,000)	-
Energy Direct Loans:					
Trivium-Worthington	242,602	-		(22,412)	220,190
Broad Street Partners	943,565	-		(74,799)	868,766
Omni Blazer LLC	720,242	-		(39,196)	681,046
OH15 Dublin LLC	778,864	-		(79,900)	698,964
Worthington Hills Country Club	510,969	-		(53,390)	457,579
145 E. Rich Street	463,995	-		(35,910)	428,085
Knightsbridge Olentangy LLC	349,108	-		(27,019)	322,089
Trivium Grove City LLC	359,510	-		(44,071)	315,439
Henderson Partners LLC	880,772	-		(40,625)	840,147
145 E. Rich Street #2	183,076	-		(14,169)	168,907
Orchard Knoll	1,177,068	-		(42,343)	1,134,725
OH14 Columbus LLC	818,617	-		(44,550)	774,067
OH15-2 Dublin LLC	149,873	1,518	(1)	(15,388)	136,002
MND LLC	467,719	-		(48,158)	419,561
Continental Hills LLC	1,291,558	-		(28,441)	1,263,117
Trolley Barn LLC	1,990,998	151,929	(1)	(64,819)	2,078,107
Stoneridge Investments LLC	918,488	-		(33,807)	884,681
Huntley Road	-	829,407		-	829,407
Lake Shore Drive	-	32,107		-	32,107
Bridgeway Academy	-	46,406		-	46,406
Forgivable Loans:					
Fortuity	600,000	-		(75,000)	525,000
Trolley Master Sublessee LLC	1,350,000	-		-	1,350,000
Connect Housing LLC	3,000,000	3,400,000		-	6,400,000
Total restricted loans	19,320,048	4,461,367		(2,013,365)	21,768,048
Total loans	$ 20,281,278	$ 4,461,367		$ (2,171,524)	$ 22,571,119

(1) Loan disbursements made in 2023 for loans which originated in 2022 and prior.

NOTE 8 - LOANS RECEIVABLE - (Continued)

Unrestricted Loans

MidAmerican Global Ventures, LLC

On March 17, 2014, the Authority disbursed $100,000 to MidAmerican Global Ventures, LLC (MAG) as a loan. This loan has a repayment formula as outlined in the EB-5 Cooperative Loan Agreement and Term Sheet which states that repayment will occur from net available revenues of MAG. The Authority entered a promissory note with MAG which has a maturity date of October 15, 2033. On December 20, 2017, the Authority and MAG established the First Amendment to EB-5 Cooperative Loan Agreement whereby the Authority agreed that the principal amount of the loan will be forgiven at $10,000 per year beginning October 14, 2018 and continuing annually on October 14 of each year until October 14, 2027. During 2023, $10,000 of the loan was forgiven and have been reflected as a nonoperating expense. The original disbursement of the loan was made from general operating funds of the Authority. The loan receivable has been recorded as an unrestricted noncurrent asset on the statement of net position.

Restricted Loans

Long Street Garage

On August 21, 2017, the Authority made a $1,000,000 loan to 56 Long Street, LLC to finance the Long Street Garage Rehabilitation Project. The loan bears an interest rate of 2.00% and is scheduled to mature on August 1, 2047. Accrued but unpaid interest in the amount of $19,053 is included in the receivable balance. The principal loaned is considered a restricted asset and restricted net position. Principal is restricted for loans made in the City of Columbus. During 2023, the Authority received $29,368 and $18,190 in principal and interest payments, respectively. Interest received on the loan is unrestricted.

Shook Road Mezzanie

During 2021, the Authority agreed to make a $1,200,000 subordinate loan to Shook Road Storage LLC. During 2023, the Authority received $1,200,000 and $38,055 in principal and interest payments, respectively. The Authority is using money that, under agreements, must be reinvested within 10 miles of Rickenbacker.

Restricted Loans – Energy Direct Loans

Trolley Barn, LLC

During 2023, the Authority refinanced the Trolley Barn, LLC direct energy loan reducing the interest rate from 7.75% to 5.00%. As part of the refinance, the Authority replenished unrestricted funds ($980,625) that were used in the original financing (one-half of original loan was financed with unrestricted funds of the Authority). The entire balance of the new loan is now financed using restricted energy program funds of the Authority.

Restricted Loans – Forgivable Loans

Fortuity

In 2020, the Authority made a $750,000 no interest, forgivable loan to Fortuity for its $12.5 million project in Franklinton. The loan is to be forgiven 1/10 per year ($75,000) over a period of 10 years assuming 150 public parking spaces are maintained at the Fortuity site garage. Fortuity must certify annually that the public parking spots are available to receive the forgiveness. If Fortuity fails to maintain the required public parking spots in any one year, it must pay the Authority $75,000 for that period. During 2023, $75,000 of the loan was forgiven and has been reflected as a nonoperating expense.

NOTE 8 - LOANS RECEIVABLE - (Continued)

Trolley Master Sublessee LLC
On March 13, 2020, Trolley Master Sublessee LLC (the "Borrower) signed a $1,350,000 promissory note to the Authority to finance the operations of a Public Market at the former Trolley Barn facility located at 212 Kenton Avenue in Columbus. The Authority received and disbursed a $1,350,000 grant from the City of Columbus to finance a forgivable loan to the Borrower. The promissory note was issued in connection with a loan agreement between the Authority and the Borrower. The note is subject to forgiveness as follows if Trolley Master Sublessee LLC certifies that it is operating a Public Market at this location:

Forgiveness Date	Amount Forgiven
April 1, 2027	80% of principal balance, plus all of interest accrued to April 1, 2027
April 1, 2028	33% of principal balance, plus all of interest accrued to April 1, 2028
April 1, 2029	50% of principal balance, plus all of interest accrued to April 1, 2029
April 1, 2030	100% of principal balance, plus all of interest accrued to April 1, 2030

The loan bears an interest rate of 1% with payments due each April 1st commencing April 1, 2021. Any interest payments forgiven under the loan agreement shall be credited against the Borrower's obligations under the promissory note between the Borrower and the Authority. The interest payment due in 2023 was forgiven by the Authority.

Connect Housing LLC
On June 28, 2022, the Authority received a $3,100,000 grant from the City of Columbus to support lending for investment in urban redevelopment projects. The Authority may use $100,000 of the grant for administration and legal fees. On November 2, 2022, the remaining $3,000,000 was disbursed by the Authority as a forgivable loan to Connect Housing LLC (the "Borrower).

On November 21, 2023, the Authority received a $4,000,000 grant from the City of Columbus to support lending for investment in urban redevelopment projects. The Authority may use $100,000 of the grant for administration and legal fees. On November 29, 2023, $3,400,000 was disbursed by the Authority as a forgivable loan to the Borrower. The remaining $500,000 was retained until final requirements for disbursements have been satisfied. The Authority expects to disburse these funds in 2024 as a forgivable loan. The undisbursed grant monies have been reported as unearned revenue on the financial statements.

The loans are part of an $8 million commitment by the City of Columbus over a three-year period ($3.1 million in 2022, $4.0 million in 2023, and $0.9 million in 2024). The loans will finance equipment and improvements to Connect Housing's manufacturing project being developed on Westerville Road in Clinton Township where Connect plans to manufacture affordable housing units in the 600,000 square foot facility on the site.

The forgivable loans were issued at 0% interest over a 12-year period. The loans will be forgiven at a rate of $10,000 per 1 unit of housing being created by the manufacturing company and situated in the region. During 2023, none of the loan balance was forgiven.

NOTE 9 - NOTE RECEIVABLE

On June 23, 2020, Worthington Hills Country Club, Inc. signed a $39,587 promissory note to the Authority for special assessments paid on-behalf of Worthington Hills Country Club, Inc. by the Authority. The note bears no interest and matures January 31, 2031. The Authority made the on-behalf payment from the Energy Escrow account. The note receivable is reported as a restricted noncurrent asset on the statement of net position.

NOTE 10 - MANUSCRIPT BONDS

On April 23, 2015, the Authority issued $655,000 in Series 2015A revenue bonds. Principal and interest payments began on November 15, 2015 and are due May 15 and November 15 of each year. The bonds bear an interest rate of 4.35%. These bonds were both issued and purchased by the Authority.

In accordance with the bond indenture, certain bond proceeds were used to fund various accounts with a trustee. The balance of the amounts held by the trustee at December 31, 2023 was $8,283. This amount is reported as restricted cash and cash equivalents on the statement of net position. In addition, the Authority had $72,057 in cash and cash equivalents held by the trustee which are considered unrestricted cash and cash equivalents as unrestricted operating funds were used to deposit the monies with the trustee.

During 2015 and 2016, the Authority disbursed monies to Trinity Lutheran Seminary (Trinity) to finance energy improvements. A loan receivable has been reported in the financials for loan disbursements made by the Authority to contractors and bond issuance costs (net of Trinity contributions received) incurred as part of the bond issue through the COBF (see Note 8). At December 31, 2023, the Authority has reported an unrestricted loan receivable in the amount of $137,943. Monies used for the loan came from the unrestricted general operating account of the Authority. The loan bears an interest rate of 4.35% and is scheduled to mature on November 15, 2026. Trinity makes monthly principal and interest payments to the Authority as required by the Loan Agreement. The loan receivable has been recorded as an unrestricted noncurrent asset on the statement of net position.

The Authority has pledged the loan payments derived from a Loan Agreement between the Authority and Trinity to secure repayment of the Series 2015A revenue bonds. During 2017, the Loan Agreement was assigned from Trinity to Capital University, an Ohio nonprofit corporation. The bonds are payable solely from these pledged revenues.

On a GAAP basis, the manuscript debt is reported as an internal transaction rather than as an investment (asset) and bond payable (liability). As such, the investment (asset) and bond payable (liability) are eliminated for reporting on the statement of net position. In addition, pledged revenues, fiscal charges and interest expense related to the manuscript debt has been eliminated on the statement of revenues, expenses and changes in net position and on the statement of cash flows.

The loan agreements and bond documents related to this issuance provide for the same events of default and remedies as the other debts listed under the COBF in Note 5, above. While there are no stated rights of offset, presently it is unlikely that there would be any net effect on the Authority's financial statements should any such default occur as long as the Authority continues to hold these manuscript bonds.

NOTE 11 - OHIO DEVELOPMENT SERVICES AGENCY (ODSA) LOAN

On May 8, 2007, the Authority received a $2,500,000 loan from ODSA. The loan proceeds were deposited into the COBF reserve account. The loan has a 20-year term, matures on June 1, 2027, and bears a 0% interest rate. The loan does charge an annual service fee of .25% based upon the outstanding balance of the loan. Payments of principal and the servicing fees are made each June 10. Loan principal payments are paid from restricted operating funds of the Authority and loan servicing fees are paid from unrestricted operating funds of the Authority.

The following is a schedule of the ODSA loan activity in 2023:

	Balance 12/31/22	Issued	Retired	Balance 12/31/23
Direct Borrowing:				
State loan payable	$ 1,601,500	$ -	$ (57,750)	$ 1,543,750

NOTE 11 - OHIO DEVELOPMENT SERVICES AGENCY (ODSA) LOAN - (Continued)

The Authority will repay the ODSA loan using interest earnings on the investments purchased with the loan proceeds. The Authority is only required to remit interest earned as repayment. Since repayment is contingent upon interest earnings which fluctuate annually, an amortization schedule for repayment of the ODSA loan is not presented.

Significant terms of default for this direct borrowing are as follows:

a. Failure by the Authority to pay when due any installment of principal, interest service fee, or any combination under the debt agreement or the State Loan Bond on or prior to the date on which such payment is due and payable. Such a failure would not constitute an Event of Default to the extent that the Authority in unable to pay all or any part of an installment at the time when due on account of insufficient Project Revenues.

b. Failure by the Authority to observe and perform any term, covenant or agreement contained in the loan agreement (other than as required by (a) above), and such failure continued for 30 days (or for any longer period OSDA agrees to) after written notice was given to the Authority by ODSA. Such a failure would not constitute an Event of Default so long as the Authority is proceeding with all reasonable efforts to cure any such failure and diligently pursues that action to completion within 120 days.

c. Any representation or warranty made by the Authority or any of the Authority's officers in the various related loan documents, proves to have been incorrect in any material respect when made, which may constitute a subjective acceleration clause as defined by generally accepted accounting principles.

d. Occurrence of an event of default under the Indenture.

If an Event of Default occurs and continues, ODSA may declare that the entire unpaid balance of all amounts owed are immediately due and payable. Various other legal remedies may be exercised, including assessing reasonable attorneys' fees incurred in connection with enforcing other provisions of the loan agreement.

NOTE 12 - RELATED PARTY TRANSACTIONS

The Authority received a $4,000,000 grant from the City of Columbus, with $3,900,000 restricted to lending for investments in urban redevelopment projects (see Note 8). In addition, the Authority received a $76,143 EcoSmart grant from the City of Columbus to support energy efficiency improvements for a City of Columbus electric utility customer.

NOTE 13 - DEFINED BENEFIT PENSION PLAN

The Statewide retirement systems provide both pension benefits and other postemployment benefits (OPEB).

Net Pension Liability and Net OPEB Liability

The net pension liability and the net OPEB liability reported on the statement of net position represents a liability to employees for pensions and OPEB, respectively.

Pensions and OPEB are a component of exchange transactions – between an employer and its employees – of salaries and benefits for employee services. Pensions and OPEB are provided to an employee – on a deferred-payment basis – as part of the total compensation package offered by an employer for employee services each financial period. The obligation to sacrifice resources for pensions is a present obligation because it was created as a result of employment exchanges that already have occurred.

NOTE 13 - DEFINED BENEFIT PENSION PLAN - (Continued)

The net pension liability and the net OPEB liability represent the Authority's proportionate share of each pension/OPEB plan's collective actuarial present value of projected benefit payments attributable to past periods of service, net of each pension/OPEB plan's fiduciary net position. The net pension/OPEB liability calculation is dependent on critical long-term variables, including estimated average life expectancies, earnings on investments, cost-of-living adjustments and others. While these estimates use the best information available, unknowable future events require adjusting this estimate annually.

The Ohio Revised Code limits the Authority's obligation for this liability to annually required payments. The Authority cannot control benefit terms or the manner in which pensions/OPEB are financed; however, the Authority does receive the benefit of employees' services in exchange for compensation including pension and OPEB.

GASB 68/75 assumes the liability is solely the obligation of the employer, because (1) they benefit from employee services; and (2) State statute requires funding to come from these employers. All pension contributions to date have come solely from these employers (which also includes pension costs paid in the form of withholdings from employees). The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits. In addition, health care plan enrollees pay a portion of the health care costs in the form of a monthly premium. State statute requires the retirement systems to amortize unfunded pension liabilities within 30 years. If the pension amortization period exceeds 30 years, each retirement system's board must propose corrective action to the State legislature. Any resulting legislative change to benefits or funding could significantly affect the net pension/OPEB liability. Resulting adjustments to the net pension/OPEB liability would be effective when the changes are legally enforceable. The Ohio Revised Code permits, but does not require, the retirement systems to provide health care to eligible benefit recipients.

The proportionate share of each plan's unfunded benefits is presented as a long-term net pension/OPEB liability on the accrual basis of accounting. Any liability for the contractually-required pension/OPEB contribution outstanding at the end of the year is included in accrued salaries and benefits payable on both the accrual and modified accrual basis of accounting.

The remainder of this note includes the pension disclosures. See Note 14 for the OPEB disclosures.

Plan Description - Ohio Public Employees Retirement System (OPERS)

Plan Description - Authority employees participate in the Ohio Public Employees Retirement System (OPERS). OPERS is a cost-sharing, multiple-employer public employee retirement system which administers three separate pension plans. The traditional pension plan is a cost-sharing, multiple-employer defined benefit pension plan. The member-directed plan is a defined contribution plan and the combined plan is a combination cost-sharing, multiple-employer defined benefit/defined contribution pension plan. Participating employers are divided into state, local, law enforcement and public safety divisions. While members in the state and local divisions may participate in all three plans, law enforcement and public safety divisions exist only within the traditional plan.

OPERS provides retirement, disability, survivor and death benefits, and annual cost of living adjustments to members of the traditional and combined plans. Authority to establish and amend benefits is provided by Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report that includes financial statements, required supplementary information and detailed information about OPERS' fiduciary net position that may be obtained by visiting https://www.opers.org/financial/reports.shtml, by writing to the Ohio Public Employees Retirement System, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling 800-222-7377.

Senate Bill (SB) 343 was enacted into law with an effective date of January 7, 2013. In the legislation, members in the traditional and combined plans were categorized into three groups with varying provisions of the law applicable to each group.

NOTE 13 - DEFINED BENEFIT PENSION PLAN - (Continued)

The following table provides age and service requirements for retirement and the retirement formula applied to final average salary (FAS) for the three member groups under the traditional and combined plans as per the reduced benefits adopted by SB 343 (see OPERS Annual Comprehensive Financial Report referenced above for additional information, including requirements for reduced and unreduced benefits):

Group A Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	**Group B** 20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013	**Group C** Members not in other Groups and members hired on or after January 7, 2013
State and Local	**State and Local**	**State and Local**
Age and Service Requirements: Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	**Age and Service Requirements:** Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	**Age and Service Requirements:** Age 57 with 25 years of service credit or Age 62 with 5 years of service credit
Traditional Plan Formula: 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	**Traditional Plan Formula:** 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	**Traditional Plan Formula:** 2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35
Combined Plan Formula: 1% of FAS multiplied by years of service for the first 30 years and 1.25% for service years in excess of 30	**Combined Plan Formula:** 1% of FAS multiplied by years of service for the first 30 years and 1.25% for service years in excess of 30	**Combined Plan Formula:** 1% of FAS multiplied by years of service for the first 35 years and 1.25% for service years in excess of 35

Final Average Salary (FAS) represents the average of the three highest years of earnings over a member's career for Groups A and B. Group C is based on the average of the five highest years of earnings over a member's career.

Members who retire before meeting the age and years of service credit requirement for unreduced benefits receive a percentage reduction in the benefit amount. The amount of a member's pension benefit vests upon receipt of the initial benefit payment. The options for Public Safety and Law Enforcement permit early retirement under qualifying circumstances as early as age 48 with a reduced benefit.

When a traditional plan benefit recipient has received benefits for 12 months, the member is eligible for an annual cost of living adjustment (COLA). This COLA is calculated on the base retirement benefit at the date of retirement and is not compounded. Members retiring under the combined plan receive a cost-of-living adjustment on the defined benefit portion of their pension benefit. For those who retired prior to January 7, 2013, the cost-of-living adjustment is 3.00%. For those retiring on or after January 7, 2013, beginning in calendar year 2019, the adjustment is based on the average percentage increase in the Consumer Price Index, capped at 3.00%.

NOTE 13 - DEFINED BENEFIT PENSION PLAN - (Continued)

Defined contribution plan benefits are established in the plan documents, which may be amended by the Board. Member-directed plan and combined-plan members who have met the retirement eligibility requirements may apply for retirement benefits. The amount available for defined contribution benefits in the combined plan consists of the member's contributions plus or minus the investment gains or losses resulting from the member's investment selections. Combined-plan members wishing to receive benefits must meet the requirements for both the defined benefit and defined contribution plans. Member-directed participants must have attained the age of 55, have money on deposit in the defined contribution plan and have terminated public service to apply for retirement benefits. The amount available for defined contribution benefits in the member-directed plan consists of the members' contributions, vested-employer contributions and investment gains or losses resulting from the members' investment selections. Employer contributions and associated investment earnings vest over a five-year period, at a rate of 20.00% each year. At retirement, members may select one of several distribution options for payment of the vested balance in their individual OPERS accounts. Options include the annuitization of the benefit (which includes joint and survivor options and will continue to be administered by OPERS), partial lump-sum payments (subject to limitations), a rollover of the vested account balance to another financial institution, receipt of entire account balance, net of taxes withheld, or a combination of these options. When members choose to annuitize their defined contribution benefit, the annuitized portion of the benefit is reclassified to a defined benefit.

Funding Policy - The Ohio Revised Code (ORC) provides statutory authority for member and employer contributions as follows:

	State and Local
2023 Statutory Maximum Contribution Rates	
Employer	14.0 %
Employee *	10.0 %
2023 Actual Contribution Rates	
Employer:	
Pension **	14.0 %
Post-employment Health Care Benefits **	0.0
Total Employer	14.0 %
Employee	10.0 %

* This rate is determined by OPERS' Board and has no maximum rate established by ORC.
** These pension and employer health care rates are for the traditional plan.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll.

The Authority's contractually required contribution for the Traditional Pension Plan was $87,278 for 2023. Of this amount, $3,791 is reported as accrued salaries and benefits payable.

NOTE 13 - DEFINED BENEFIT PENSION PLAN - (Continued)

Net Pension Liability, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

The net pension liability for OPERS was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating entities.

Following is information related to the proportionate share and pension expense:

	OPERS - Traditional
Proportion of the net pension liability/asset prior measurement date	0.00318900%
Proportion of the net pension liability/asset current measurement date	0.00375400%
Change in proportionate share	0.00056500%
Proportionate share of the net pension liability	$ 1,108,884
Pension expense	268,017

At December 31, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	OPERS - Traditional
Deferred outflows of resources	
Differences between expected and actual experience	$ 36,833
Net difference between projected and actual earnings on pension plan investments	316,067
Changes of assumptions	11,715
Changes in employer's proportionate percentage/ difference between employer contributions	72,305
Contributions subsequent to the measurement date	87,278
Total deferred outflows of resources	$ 524,198

NOTE 13 - DEFINED BENEFIT PENSION PLAN - (Continued)

$87,278 reported as deferred outflows of resources related to pension resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of/increase to the net pension liability/asset in the year ending December 31, 2024.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	OPERS - Traditional
Year Ending December 31:	
2024	$ 95,871
2025	93,184
2026	93,035
2027	154,830
Total	$ 436,920

Actuarial Assumptions - OPERS

Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial-reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation. The total pension liability was determined by an actuarial valuation as of December 31, 2022, using the following actuarial assumptions applied to all periods included in the measurement in accordance with the requirements of GASB 67.

NOTE 13 - DEFINED BENEFIT PENSION PLAN - (Continued)

Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, prepared as of December 31, 2022, compared to the December 31, 2021 actuarial valuation, are presented below.

Wage inflation	
Current measurement date	2.75%
Prior measurement date	2.75%
Future salary increases, including inflation	
Current measurement date	2.75% to 10.75% including wage inflation
Prior measurement date	2.75% to 10.75% including wage inflation
COLA or ad hoc COLA	
Current measurement date	Pre 1/7/2013 retirees: 3.00%, simple Post 1/7/2013 retirees: 3.00%, simple through 2023, then 2.05% simple
Prior measurement date	Pre 1/7/2013 retirees: 3.00%, simple Post 1/7/2013 retirees: 3.00%, simple through 2022, then 2.05% simple
Investment rate of return	
Current measurement date	6.90%
Prior measurement date	6.90%
Actuarial cost method	Individual entry age

Pre-retirement mortality rates are based on 130% of the Pub-2010 General Employee Mortality tables (males and females) for State and Local Government divisions and 170% of the Pub-2010 Safety Employee Mortality tables (males and females) for the Public Safety and Law Enforcement divisions. Post-retirement mortality rates are based on 115% of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disabled retirees are based on the PubNS-2010 Disabled Retiree Mortality Tables (males and females) for all divisions. For all of the previously described tables, the base year is 2010 and mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scales (males and females) to all of these tables.

The most recent experience study was completed for the five-year period ended December 31, 2020.

During 2022, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Defined Benefit portfolio contains the investment assets of the Traditional Pension Plan, the defined benefit component of the Combined Plan and the annuitized accounts of the Member-Directed Plan. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was a loss of 12.1% for 2022.

The allocation of investment assets within the Defined Benefit portfolio is approved by the Board as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The long-term expected rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of geometric real rates of return were provided by the Board's investment consultant.

NOTE 13 - DEFINED BENEFIT PENSION PLAN - (Continued)

For each major asset class that is included in the Defined Benefit portfolio's target asset allocation as of December 31, 2022, these best estimates are summarized in the following table:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Geometric)
Fixed income	22.00 %	2.62 %
Domestic equities	22.00	4.60
Real estate	13.00	3.27
Private equity	15.00	7.53
International equities	21.00	5.51
Risk Parity	2.00	4.37
Other investments	5.00	3.27
Total	100.00 %	

Discount Rate - The discount rate used to measure the total pension liability/asset was 6.90%, post-experience study results, for the Traditional Pension Plan, the Combined Plan and Member-Directed Plan. The discount rate used to measure total pension liability prior to December 31, 2022 was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the Traditional Pension Plan, Combined Plan and Member-Directed Plan was applied to all periods of projected benefit payments to determine the total pension liability.

***Sensitivity of the Authority's Proportionate Share of the Net Pension Liability/Asset to Changes in the Discount Rate* -** The following table presents the proportionate share of the net pension liability/asset calculated using the current period discount rate assumption of 6.90%, as well as what the proportionate share of the net pension liability/asset would be if it were calculated using a discount rate that is one-percentage-point lower (5.90%) or one-percentage-point higher (7.90%) than the current rate:

	1% Decrease	Current Discount Rate	1% Increase
Authority's proportionate share of the net pension liability:			
Traditional Pension Plan	$ 1,661,072	$ 1,108,884	$ 649,564

NOTE 14 - DEFINED BENEFIT OPEB PLAN

Net OPEB Liability

See Note 13 for a description of the net OPEB liability.

Plan Description - Ohio Public Employees Retirement System (OPERS)

Plan Description - The Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: the traditional pension plan, a cost-sharing, multiple-employer defined benefit pension plan; the member-directed plan, a defined contribution plan; and the combined plan, a cost-sharing, multiple-employer defined benefit pension plan that has elements of both a defined benefit and defined contribution plan.

OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment health care trust. The 115 Health Care Trust (115 Trust or Health Care Trust) was established in 2014, under Section 115 of the Internal Revenue Code (IRC). The purpose of the 115 Trust is to fund health care for the Traditional Pension, Combined and Member-Directed plans. Medicare-enrolled retirees in the Traditional Pension and Combined plans may have an allowance deposited into a health reimbursement arrangement (HRA) account to be used toward the health care program of their choice selected with the assistance of an OPERS vendor. Non-Medicare retirees have converted to an arrangement similar to the Medicare-enrolled retirees and are no longer participating in OPERS provided self-insured group plans.

With one exception, OPERS-provided health care coverage is neither guaranteed nor statutorily required. Ohio law currently requires Medicare Part A equivalent coverage or Medicare Part A premium reimbursement for eligible retirees and their eligible dependents.

OPERS offers a health reimbursement arrangement (HRA) allowance to traditional pension plan and combined plan benefit recipients meeting certain age and service credit requirements. The HRA is an account funded by OPERS that provides tax free reimbursement for qualified medical expenses such as monthly post-tax insurance premiums, deductibles, co-insurance, and co-pays incurred by eligible benefit recipients and their dependents.

OPERS members enrolled in the Traditional Pension Plan or Combined Plan retiring with an effective date of January 1, 2022, or after must meet the following health care eligibility requirements to receive an HRA allowance:

Medicare Retirees Medicare-eligible with a minimum of 20 years of qualifying service credit.

Non-Medicare Retirees Non-Medicare retirees qualify based on the following age-and-service criteria:

Group A 30 years of qualifying service credit at any age;

Group B 32 years of qualifying service credit at any age or 31 years of qualifying service credit and minimum age 52;

Group C 32 years of qualifying service credit and minimum age 55; or,

A retiree from groups A, B or C who qualifies for an unreduced pension, but a portion of their service credit is not health care qualifying service, can still qualify for health care at age 60 if they have at least 20 years of qualifying health care service credit.

Retirees who don't meet the requirement for coverage as a non-Medicare participant can become eligible for coverage at age 65 if they have at least 20 years of qualifying service.

NOTE 14 - DEFINED BENEFIT OPEB PLAN - (Continued)

Members with a retirement date prior to January 1, 2022 who were eligible to participate in the OPERS health care program will continue to be eligible after January 1, 2022.

Eligible retirees may receive a monthly HRA allowance for reimbursement of health care coverage premiums and other qualified medical expenses. Monthly allowances, based on years of service and the age at which the retiree first enrolled in OPERS coverage, are provided to eligible retirees, and are deposited into their HRA account.

Retirees will have access to the OPERS Connector, which is a relationship with a vendor selected by OPERS to assist retirees participating in the health care program. The OPERS Connector may assist retirees in selecting and enrolling in the appropriate health care plan.

When members become Medicare-eligible, recipients enrolled in OPERS health care programs must enroll in Medicare Part A (hospitalization) and Medicare Part B (medical).

OPERS reimburses retirees who are not eligible for premium-free Medicare Part A (hospitalization) for their Part A premiums as well as any applicable surcharges (late-enrollment fees). Retirees within this group must enroll in Medicare Part A and select medical coverage, and may select prescription coverage, through the OPERS Connector. OPERS also will reimburse 50.00% of the Medicare Part A premium and any applicable surcharges for eligible spouses. Proof of enrollment in Medicare Part A and confirmation that the retiree is not receiving reimbursement or payment from another source must be submitted. The premium reimbursement is added to the monthly pension benefit.

The heath care trust is also used to fund health care for member-directed plan participants, in the form of a Retiree Medical Account (RMA). At retirement or separation, member-directed plan participants may be eligible for reimbursement of qualified medical expenses from their vested RMA balance.

The Ohio Revised Code permits but does not require OPERS to provide health care to its eligible benefit recipients. Authority to establish and amend health care coverage is provided to the Board in Chapter 145 of the Ohio Revised Code.

Disclosures for the health care plan are presented separately in the OPERS financial report. Interested parties may obtain a copy by visiting https://www.opers.org/financial/reports.shtml, by writing to OPERS, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling (614) 222-5601 or 800-222-7377.

Funding Policy - The Ohio Revised Code provides statutory authority allowing public employers to fund post-employment health care through their contributions to OPERS. When funding is approved by OPERS Board of Trustees, a portion of each employer's contribution to OPERS is set aside to fund OPERS health care plans. Beginning in 2018, OPERS no longer allocated a portion of its employer contributions to health care for the traditional plan.

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2023, state and local employers contributed at a rate of 14.00% of earnable salary and public safety and law enforcement employers contributed at 18.10%. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. For 2023, OPERS did not allocate any employer contribution to health care for members in the Traditional Pension Plan and beginning July 1, 2022, there was a 2.00% allocation to health care for the Combined Plan. The OPERS Board is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The employer contribution as a percentage of covered payroll deposited into the RMA for participants in the member-directed plan for 2023 was 4.00%; however, effective July 1, 2022, a portion of the health care rate was funded with reserves.

NOTE 14 - DEFINED BENEFIT OPEB PLAN - (Continued)

The Authority was not required to make any contributions to fund health care during 2023.

Net OPEB Liability, OPEB Expense, and Deferred Outflows or Resources and Deferred Inflows of Resources Related to OPEB

The net OPEB liability and total OPEB liability for OPERS were determined by an actuarial valuation as of December 31, 2021, rolled forward to the measurement date of December 31, 2022, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. The Authority's proportion of the net OPEB liability was based on the Authority's share of contributions to the retirement plan relative to the contributions of all participating entities.

Following is information related to the proportionate share and OPEB expense:

Proportion of the net OPEB liability/asset prior measurement date	0.00296800%
Proportion of the net OPEB liability current measurement date	0.00349600%
Change in proportionate share	0.00052800%
Proportionate share of the net OPEB liability	$ 22,044
OPEB recovery	(12,230)

At December 31, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	OPERS
Deferred outflows of resources	
Net difference between projected and actual earnings on OPEB plan investments	$ 43,778
Changes of assumptions	21,531
Changes in employer's proportionate percentage/ difference between employer contributions	1,694
Total deferred outflows of resources	$ 67,003

NOTE 14 - DEFINED BENEFIT OPEB PLAN - (Continued)

	OPERS
Deferred inflows of resources	
Differences between expected and actual experience	$ 5,499
Changes of assumptions	1,772
Changes in employer's proportionate percentage/ difference between employer contributions	306
Total deferred inflows of resources	$ 7,577

No amounts reported as deferred outflows of resources related to OPEB resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of/increase to the net OPEB liability in the year ending December 31, 2024.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	OPERS
Year Ending December 31:	
2024	$ 8,731
2025	15,894
2026	13,652
2027	21,149
Total	$ 59,426

Actuarial Assumptions - OPERS

Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.

Projections of health care costs for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of coverage provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2021, rolled forward to the measurement date of December 31, 2022.

NOTE 14 - DEFINED BENEFIT OPEB PLAN - (Continued)

The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

Wage Inflation	
Current measurement date	2.75%
Prior Measurement date	2.75%
Projected Salary Increases, including inflation	
Current measurement date	2.75 to 10.75% including wage inflation
Prior Measurement date	2.75 to 10.75% including wage inflation
Single Discount Rate:	
Current measurement date	5.22%
Prior Measurement date	6.00%
Investment Rate of Return	
Current measurement date	6.00%
Prior Measurement date	6.00%
Municipal Bond Rate	
Current measurement date	4.05%
Prior Measurement date	1.84%
Health Care Cost Trend Rate	
Current measurement date	5.50% initial, 3.50% ultimate in 2036
Prior Measurement date	5.50% initial, 3.50% ultimate in 2034
Actuarial Cost Method	Individual Entry Age Normal

Pre-retirement mortality rates are based on 130% of the Pub-2010 General Employee Mortality tables (males and females) for State and Local Government divisions and 170% of the Pub-2010 Safety Employee Mortality tables (males and females) for the Public Safety and Law Enforcement divisions. Post-retirement mortality rates are based on 115% of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disabled retirees are based on the PubNS-2010 Disabled Retiree Mortality Tables (males and females) for all divisions. For all of the previously described tables, the base year is 2010 and mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scales (males and females) to all of these tables.

The most recent experience study was completed for the five-year period ended December 31, 2020.

During 2022, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Health Care portfolio was a loss of 15.6% for 2022.

NOTE 14 - DEFINED BENEFIT OPEB PLAN - (Continued)

The allocation of investment assets within the Health Care portfolio is approved by the Board as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. The System's primary goal is to achieve and maintain a fully funded status for benefits provided through the defined benefit pension plans. Healthcare is a discretionary benefit. The long-term expected rate of return on health care investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of geometric real rates of return were provided by the Board's investment consultant.

For each major asset class that is included in the Health Care's portfolio's target asset allocation as of December 31, 2022, these best estimates are summarized in the following table:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Geometric)
Fixed Income	34.00 %	2.56 %
Domestic equities	26.00	4.60
Real Estate Investment Trusts (REITs)	7.00	4.70
International equities	25.00	5.51
Risk parity	2.00	4.37
Other investments	6.00	1.84
Total	100.00 %	

Discount Rate - A single discount rate of 5.22% was used to measure the total OPEB liability on the measurement date of December 31, 2022; however, the single discount rate used at the beginning of the year was 6.00%. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) a tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on the actuarial assumed rate of return on the health care investment portfolio of 6.00% and a municipal bond rate of 4.05%. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through the year 2054. As a result, the actuarial assumed long-term expected rate of return on health care investments was applied to projected costs through the year 2054, and the municipal bond rate was applied to all health care costs after that date.

Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate - The following table presents the proportionate share of the net OPEB liability calculated using the single discount rate of 5.22%, as well as what the proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is one-percentage-point lower (4.22%) or one-percentage-point higher (6.22%) than the current rate:

	1% Decrease	Current Discount Rate	1% Increase
Authority's proportionate share of the net OPEB liability (asset)	$ 75,027	$ 22,044	$ (21,676)

NOTE 14 - DEFINED BENEFIT OPEB PLAN - (Continued)

Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Health Care Cost Trend Rate - Changes in the health care cost trend rate may also have a significant impact on the net OPEB liability. The following table presents the net OPEB liability calculated using the assumed trend rates, and the expected net OPEB liability if it were calculated using a health care cost trend rate that is 1.00% lower or 1.00% higher than the current rate.

Retiree health care valuations use a health care cost trend assumption with changes over several years built into that assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2023 is 5.50%. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is the health care cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50% in the most recent valuation.

	1% Decrease	Current Health Care Trend Rate Assumption	1% Increase
Authority's proportionate share of the net OPEB liability	$ 20,662	$ 22,044	$ 23,599

NOTE 15 - RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to contracted personnel; and natural disasters. Commercial insurance has been obtained to cover damage or destruction of the Authority's property and for public liability, personal injury, and third-party property damage claims. There have been no claims in any of the past three years. There has been no reduction in coverage from the prior year.

NOTE 16 - CAPITAL ASSETS

The Authority's capital asset activity for the year ended December 31, 2023, was as follows:

	Balance 12/31/22	Additions	Disposals	Balance 12/31/23
Capital assets being depreciated/amortized:				
Intangible right-to-use leased:				
Building space	$ 139,869	$ -	$ -	$ 139,869
Furniture and equipment	6,686	-	-	6,686
Leasehold improvements	15,043	-	-	15,043
Total capital assets being depreciated/amortized	161,598	-	-	161,598
Less: accumulated depreciation/amortization:				
Intangible right-to-use leased:				
Building space	(27,974)	(27,974)	-	(55,948)
Furniture and equipment	(2,865)	(955)	-	(3,820)
Leasehold improvements	(6,447)	(2,149)	-	(8,596)
Total accumulated depreciation/amortization	(37,286)	(31,078)	-	(68,364)
Total capital assets being depreciated, net depreciated/amortized, net	$ 124,312	$ (31,078)	$ -	$ 93,234

NOTE 17 - ACCOUNTABILITY AND COMPLIANCE

A. Change in Accounting Principles

For 2023, the Authority has implemented GASB Statement No. 94, "*Public-Private and Public-Public Partnerships and Availability Payment Arrangements*", GASB Statement No. 96, "*Subscription Based Information Technology Arrangements*", certain questions and answers of GASB Implementation Guide 2021-1 and certain paragraphs of GASB Statement No. 99, "*Omnibus 2022*".

GASB Statement No. 94 is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). As used in this Statement, a PPP is an arrangement in which a government (the transferor) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. The implementation of GASB Statement No. 94 did not have an effect on the financial statements of the Authority.

GASB Statement No. 96 provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, Leases, as amended. The implementation of GASB Statement No. 96 did not have an effect on the financial statements of the Authority.

NOTE 17 - ACCOUNTABILITY AND COMPLIANCE - (Continued)

GASB Implementation Guide 2021-1 provides clarification on issues related to previously established GASB guidance. The implementation of GASB Implementation Guide 2021-1 did not have an effect on the financial statements of the Authority.

GASB Statement No. 99 is to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The implementation of GASB Statement No. 99 did not have an effect on the financial statements of the Authority.

B. Upcoming Accounting Pronouncement

In June 2022, the GASB issued Statement No. 100, "*Accounting Changes and Error Corrections"*, which enhances the accounting and financial reporting requirements for accounting changes and error corrections. The provisions of this statement are effective for the Authority's financial statements for the year ending December 31, 2024. The Authority is evaluating the impact, if any, this standard will have on the financial statements when adopted for the year ending December 31, 2024.

NOTE 18 - LEASE PAYABLE

The Authority has entered into a lease agreement for the right-to-use leased building space. In accordance with GASB Statement No. 87, the Authority has reported an intangible capital asset (see Note 16) and corresponding lease liability for the future scheduled payments under the lease agreement in which the Authority is lessee. The Authority is lessee under the following lease agreement:

Purpose	Lease Commencement Date	Term (Years)	Lease End Date	Payment Method
Building Space	2020	7	2026	Monthly

The following is a schedule of future lease payments required under the lease agreement:

Fiscal Year	Principal	Interest	Total
2024	$ 27,788	$ 3,754	$ 31,542
2025	29,210	2,332	31,542
2026	30,705	838	31,543
Total	$ 87,703	$ 6,924	$ 94,627

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REQUIRED SUPPLEMENTARY INFORMATION

COLUMBUS-FRANKLIN COUNTY FINANCE AUTHORITY
FRANKLIN COUNTY, OHIO

SCHEDULES OF THE REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF
THE NET PENSION LIABILITY
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)

LAST TEN YEARS

	2023	2022	2021	2020
Traditional Plan:				
Authority's proportion of the net pension liability..	0.003754%	0.003189%	0.002844%	0.002073%
Authority's proportionate share of the net pension liability..	$ 1,108,884	$ 277,456	$ 421,134	$ 409,804
Authority's covered payroll........................	$ 586,271	$ 469,757	$ 393,821	$ 293,507
Authority's proportionate share of the net pension liability as a percentage of its covered payroll..	189.14%	59.06%	106.94%	139.62%
Plan fiduciary net position as a percentage of the total pension liability.......................	75.74%	92.62%	86.88%	82.17%

Amounts presented for each fiscal year were determined as of the Authority's measurement date which is the prior year-end.

SEE ACCOMPANYING NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION

2019		2018		2017		2016		2015		2014	
	0.002104%		0.001922%		0.001682%		0.001747%		0.001679%		0.001679%
$	576,177	$	301,474	$	381,999	$	302,640	$	202,450	$	197,877
$	285,657	$	257,192	$	218,767	$	204,400	$	208,825	$	175,308
	201.70%		117.22%		174.61%		148.06%		96.95%		112.87%
	74.70%		77.25%		77.25%		81.08%		86.45%		86.36%

COLUMBUS-FRANKLIN COUNTY FINANCE AUTHORITY
FRANKLIN COUNTY, OHIO

SCHEDULES OF THE REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF AUTHORITY PENSION CONTRIBUTIONS
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)

LAST TEN YEARS

	2023	2022	2021	2020
Traditional Plan:				
Contractually required contribution......................	$ 87,278	$ 82,078	$ 65,766	$ 55,135
Contributions in relation to the contractually required contribution.......................	(87,278)	(82,078)	(65,766)	(55,135)
Contribution deficiency (excess)...........................	$ -	$ -	$ -	$ -
Authority's covered payroll...................................	$ 623,414	$ 586,271	$ 469,757	$ 393,821
Contributions as a percentage of covered payroll...	14.00%	14.00%	14.00%	14.00%

SEE ACCOMPANYING NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION

2019	2018	2017	2016	2015	2014
$ 41,091	$ 39,992	$ 33,435	$ 26,252	$ 24,528	$ 25,059
(41,091)	(39,992)	(33,435)	(26,252)	(24,528)	(25,059)
$ -	$ -	$ -	$ -	$ -	$ -
$ 293,507	$ 285,657	$ 257,192	$ 218,767	$ 204,400	$ 208,825
14.00%	14.00%	13.00%	12.00%	12.00%	12.00%

COLUMBUS-FRANKLIN COUNTY FINANCE AUTHORITY
FRANKLIN COUNTY, OHIO

SCHEDULES OF THE REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF
THE NET OPEB LIABILITY/ASSET
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)

LAST SEVEN YEARS

	2023	**2022**	**2021**	**2020**
Authority's proportion of the net OPEB liability/asset......	0.003496%	0.002968%	0.002648%	0.001931%
Authority's proportionate share of the net OPEB liability/(asset)..	$ 22,044	$ (92,962)	$ (47,176)	$ 266,704
Authority's covered payroll...	$ 586,271	$ 469,757	$ 393,821	$ 293,507
Authority's proportionate share of the net OPEB liability/asset as a percentage of its covered payroll..	3.76%	19.79%	11.98%	90.87%
Plan fiduciary net position as a percentage of the total OPEB liability/asset.......................................	94.79%	128.23%	115.57%	47.80%

Note: Information prior to 2017 was unavailable. Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

Amounts presented for each fiscal year were determined as of the Authority's measurement date which is the prior year-end.

SEE ACCOMPANYING NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION

	2019	2018	2017
	0.001959%	0.001793%	0.001682%
	$ 255,410	$ 194,692	$ 169,888
	$ 285,657	$ 257,192	$ 218,767
	89.41%	75.70%	77.66%
	46.33%	77.25%	54.05%

COLUMBUS-FRANKLIN COUNTY FINANCE AUTHORITY
FRANKLIN COUNTY, OHIO

SCHEDULES OF THE REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF AUTHORITY OPEB CONTRIBUTIONS
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)

LAST TEN YEARS

	2023	2022	2021	2020
Contractually required contribution.............	$ -	$ -	$ -	$ -
Contributions in relation to the contractually required contribution.............	-	-	-	-
Contribution deficiency (excess).................	$ -	$ -	$ -	$ -
Authority's covered payroll..........................	$ 623,414	$ 586,271	$ 469,757	$ 393,821
Contributions as a percentage of covered payroll..	0.00%	0.00%	0.00%	0.00%

SEE ACCOMPANYING NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION

2019		2018		2017		2016		2015		2014	
$	-	$	-	$	2,572	$	4,375	$	4,088	$	4,117
	-		-		(2,572)		(4,375)		(4,088)		(4,117)
$	-	$	-	$	-	$	-	$	-	$	-
$	293,507	$	285,657	$	257,192	$	218,767	$	204,400	$	208,825
	0.00%		0.00%		1.00%		2.00%		2.00%		1.97%

PENSION

OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)

Changes in benefit terms :

- There were no changes in benefit terms from the amounts reported for 2014.
- There were no changes in benefit terms from the amounts reported for 2015.
- There were no changes in benefit terms from the amounts reported for 2016.
- There were no changes in benefit terms from the amounts reported for 2017.
- There were no changes in benefit terms from the amounts reported for 2018.
- There were no changes in benefit terms from the amounts reported for 2019.
- There were no changes in benefit terms from the amounts reported for 2020.
- There were no changes in benefit terms from the amounts reported for 2021.
- There were no changes in benefit terms from the amounts reported for 2022.
- There were no changes in benefit terms from the amounts reported for 2023.

Changes in assumptions :

- There were no changes in assumptions for 2014.
- There were no changes in assumptions for 2015.
- There were no changes in assumptions for 2016.
- For 2017, the following were the most significant changes of assumptions that affected the total pension liability since the prior measurement date: (a) reduction in the actuarially assumed rate of return from 8.00% down to 7.50%, (b) for defined benefit investments, decreasing the wage inflation from 3.75% to 3.25% and (c) changing the future salary increases from a range of 4.25%-10.05% to 3.25%-10.75%.
- There were no changes in assumptions for 2018.
- For 2019, the following were the most significant changes of assumptions that affected the total pension liability since the prior measurement date: (a) the assumed rate of return and discount rate were reduced from 7.50% down to 7.20%.
- There were no changes in assumptions for 2020.
- There were no changes in assumptions for 2021.
- For 2022, the following were the most significant changes of assumptions that affected the total pension liability since the prior measurement date: (a) wage inflation was changed from 3.25% to 2.75%, (b) future salary increases, including inflation were changed from 3.25%-10.75% to 2.75%-10.75%, (c) COLA for post 1/7/2013 retirees were changed from 0.50%, simple through 2021, then 2.15% simple to 3.00%, simple through 2022, then 2.05% simple and (d) the actuarially assumed rate of return was changed from 7.20% to 6.90%.
- There were no changes in assumptions for 2023.

(Continued)

OTHER POSTEMPLOYMENT BENEFITS (OPEB)

OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)

Changes in benefit terms :

- There were no changes in benefit terms from the amounts reported for 2017.
- There were no changes in benefit terms from the amounts reported for 2018.
- There were no changes in benefit terms from the amounts reported for 2019.
- There were no changes in benefit terms from the amounts reported for 2020.
- For 2021, the following were the most significant changes in benefit terms since the prior measurement date: the Board approved several changes to the health care plan offered to Medicare and non-Medicare retirees in efforts to decrease costs and increase the solvency of the health care Plan. These changes are effective January 1, 2022 and include changes to base allowances and eligibility for Medicare retirees, as well as replacing OPERS-sponsored medical plans for non-Medicare retirees with monthly allowances, similar to the program for Medicare retirees. These changes are reflected in the December 31, 2020 measurement date health care valuation. These changes significantly decreased the total OPEB liability for the measurement date December 31, 2020.
- There were no changes in benefit terms from the amounts reported for 2022.
- There were no changes in benefit terms from the amounts reported for 2023.

Changes in assumptions :

- There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for 2017.
- For 2018, the following was the most significant change of assumptions that affected the total OPEB liability since the prior measurement date: reduction in the actuarially assumed rate of return from 4.23% down to 3.85%.
- For 2019, the following were the most significant changes of assumptions that affect the total OPEB liability since the prior measurement date: (a) the discount rate was increased from 3.85% up to 3.96%, (b) The investment rate of return was decreased from 6.50% percent down to 6.00%, (c) the municipal bond rate was increased from 3.31% up to 3.71% and (d) the health care cost trend rate was increased from 7.50%, initial/3.25%, ultimate in 2028 up to 10.00%, initial/3.25% ultimate in 2029.
- For 2020, the following were the most significant changes of assumptions that affect the total OPEB liability since the prior measurement date: (a) the discount rate was decreased from 3.96% up to 3.16%, (b) the municipal bond rate was decreased from 3.71% up to 2.75% and (c) the health care cost trend rate was increased from 10.50%, initial/3.25%, ultimate in 2029 up to 10.50%, initial/3.50% ultimate in 2030.
- For 2021, the following were the most significant changes of assumptions that affect the total OPEB liability since the prior measurement date: (a) the discount rate was increased from 3.16% up to 6.00%, (b) the municipal bond rate was decreased from 2.75% up to 2.00% and (c) the health care cost trend rate was decreased from 10.50%, initial/3.50%, ultimate in 2030 down to 8.50%, initial/3.50% ultimate in 2035.
- For 2022, the following were the most significant changes of assumptions that affect the total OPEB liability since the prior measurement date: (a) wage inflation changed from 3.25% to 2.75%, (b) projected salary increases, including inflation changed from 3.25%-10.75% to 2.75%-10.75%, (c) the municipal bond rate was changed from 2.00% to 1.84% and (d) the health care cost trend rate was changed from 8.50% initial, 3.50% ultimate in 2035 to 5.50% initial, 3.50% ultimate in 2034.
- For 2023, the following were the most significant changes of assumptions that affect the total OPEB liability since the prior measurement date: (a) the single discount rate changed from 6.00% to 5.22%, (b) the municipal bond rate was changed from 1.84% to 4.05% and (c) the health care cost trend rate was changed from 5.50% initial, 3.50% ultimate in 2034 to 5.50% initial, 3.50% ultimate in 2036.

Plante & Moran, PLLC
3434 Granite Circle
Toledo, OH 43617
Tel: 419.843.6000
Fax: 419.843.6099
plantemoran.com

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*

Independent Auditor's Report

To Management and the Board of Directors
Columbus-Franklin County Finance Authority

We have audited, 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, the financial statements of Columbus-Franklin County Finance Authority (the "Authority") as of and for the year ended December 31, 2023 and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated June 6, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Authority'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 have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority'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*.

To Management and the Board of Directors
Columbus-Franklin County Finance Authority

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 Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Plante & Moran, PLLC

June 6, 2024

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OHIO AUDITOR OF STATE
KEITH FABER

COLUMBUS-FRANKLIN COUNTY FINANCE AUTHORITY

FRANKLIN COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

This is a true and correct copy of the report, which is required to be filed pursuant to Section 117.26, Revised Code, and which is filed in the Office of the Ohio Auditor of State in Columbus, Ohio.

Certified for Release 7/18/2024

65 East State Street, Columbus, Ohio 43215
Phone: 614-466-4514 or 800-282-0370