



OHIO AUDITOR OF STATE
KEITH FABER



**HIGHLAND COUNTY LAND REUTILIZATION CORPORATION
HIGHLAND COUNTY
DECEMBER 31, 2023**

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OHIO AUDITOR OF STATE KEITH FABER



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INDEPENDENT AUDITOR'S REPORT

Highland County Land Reutilization Corporation
Highland County
338 W. Main Street
Hillsboro, Ohio 45133

To the Board of Directors:

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and the major fund of the Highland County Land Reutilization Corporation, Highland County, Ohio (Corporation), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Corporation'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 respective financial position of the governmental activities and the major fund of the Highland County Land Reutilization Corporation, Highland County, Ohio as of December 31, 2023, and the respective changes in financial position for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

Basis for Opinions

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 Corporation, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation'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 Corporation'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 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 who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 10, 2024, on our consideration of the Corporation's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation'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 the Corporation's internal control over financial reporting and compliance.



Keith Faber
Auditor of State
Columbus, Ohio
June 10, 2024

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Highland County Land Reutilization Corporation

Management's Discussion and Analysis

For the Year Ended December 31, 2023

(Unaudited)

The discussion and analysis of the Highland County Land Reutilization Corporation's (the Corporation) financial performance provides an overall review of the Corporation's financial activities for the year ended December 31, 2023. The intent of this discussion and analysis is to look at the Corporation's financial performance as a whole. Readers should also review the basic financial statements and the notes to the basic financial statements to enhance their understanding of the Corporation's financial performance.

Financial Highlights

Key financial highlights for 2023 are as follows:

- Net position of governmental activities increased by \$55,391.
- The Corporation's general revenue accounted for \$101,673 or 11% of total revenues. Program specific revenues in the form of grants and contributions accounted for \$801,902 or 89% of total revenues of \$903,575.
- The Corporation had \$848,184 in expenses related to governmental activities; \$801,902 of which were offset by program specific grants and contributions. General revenues were sufficient to cover the remaining expenses.
- The general fund, the Corporation's major fund, had \$903,575 in revenues and \$848,184 in expenditures.

Using This Annual Financial Report

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 Corporation as a financial whole, an entire operating entity. The statements then proceed to provide an increasingly detailed look at specific financial activities and conditions.

The statement of net position and statement of activities provide information about the activities of the whole agency, presenting both an aggregate view of the Corporation's finances and a longer-term view of those finances. Fund financial statements provide the next level of detail. For governmental funds, these statements tell how services were financed in the short-term, as well as what remains for future spending. The fund financial statements also look at the Corporation's most significant funds with all other non-major funds presented in total in one column. However, the Corporation has only one fund, the general fund.

Reporting the Corporation as a Whole

Statement of Net Position and Statement of Activities

The statement of net position and the statement of activities include all assets and liabilities using the accrual basis of accounting similar to the accounting used by most private sector companies. This basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash is received or paid.

These two statements report the Corporation's net position and changes in net position. This change in net position is important because it tells the reader whether, for the Corporation as a whole, the financial position has improved or diminished. The causes of this change may be the result of many factors, some financial, some not. Non-financial factors include the condition of assets held for resale and other factors.

Highland County Land Reutilization Corporation

Management's Discussion and Analysis

For the Year Ended December 31, 2023

(Unaudited)

Reporting the Corporation's Most Significant Fund

Fund Financial Statements

These fund financial statements focus on the Corporation's most significant funds. The Corporation's only fund is a governmental fund, the general fund. Its presentation focuses on how money flows into and out of the fund and the balance left at year end available for spending in future periods. This fund is reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Corporation's general operations and the basic services it provides. Governmental fund financial statements help you determine whether there are more or fewer financial resources that can be spent in the near future to finance the Corporation's programs. The relationship (or differences) between governmental activities (reported in the statement of net position and the statement of activities) and governmental funds is reconciled in the financial statements; however, there were no reconciling differences for 2023.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The Corporation as a Whole

Recall that the statement of net position provides the perspective of the Corporation as a whole. Table 1 provides a summary of the Corporation's net position as of December 31, 2023 and 2022.

Table 1
Net Position

	2023	2022
Assets		
Current and Other Assets	\$583,196	\$503,071
Total Assets	583,196	503,071
Liabilities		
Current and Other Liabilities	64,817	40,083
Total Liabilities	64,817	40,083
Net Position		
Unrestricted	518,379	462,988
Total Net Position	\$518,379	\$462,988

Total assets increased between years due to an increase in cash, which is largely comprised of unspent DRETAC contributions from the County as of year-end, and an increase in assets held for resale as the Corporation acquired properties that had higher contributed values than those it disposed of during the year, and incurred greater expenses on its properties in the current year than the amounts incurred on those properties that were disposed of.

Total liabilities increased between years due primarily to an increase in project activity incurred but unpaid by year end as well as an increase in administrative costs between years.

Highland County Land Reutilization Corporation

Management's Discussion and Analysis

For the Year Ended December 31, 2023

(Unaudited)

Table 2 shows the change in net position for the years ended December 31, 2023 and 2022.

Table 2
Change in Net Position

	<u>2023</u>	<u>2022</u>
Revenues		
Program Revenues:		
Operating Grants and Contributions	\$801,902	\$288,476
Total Program Revenues	<u>801,902</u>	<u>288,476</u>
General Revenues:		
DRETAC Contributions from County	101,113	145,987
Interest Earnings	197	206
Other	363	0
Total General Revenues	<u>101,673</u>	<u>146,193</u>
Total Revenues	<u>903,575</u>	<u>434,669</u>
Expenses		
Rent	4,800	3,600
Professional Contracts and Services	781,680	246,961
Administration	53,887	52,303
Economic Development-Land Reutilization	7,817	11,456
Total Expenses	<u>848,184</u>	<u>314,320</u>
Change in Net Position	55,391	120,349
Net Position, Beginning of Year	<u>462,988</u>	<u>342,639</u>
Net Position, End of Year	<u>\$518,379</u>	<u>\$462,988</u>

The Corporation received decreased DRETAC contributions from the Highland County Treasurer between years as well as a decrease in contribution revenues between years due to lower assessed values on properties acquired this year as compared to the prior year. The Corporation did receive significantly greater grant funding from the Ohio Department of Development (ODOD) to carry out various improvements throughout the community. In 2023, \$781,680 was spent for professional contracts and services as compared to \$246,961 spent in the prior year. The significant increase is attributed to expenses for the ODOD grant program. Administration expenses totaled \$53,887 in 2023 as compared to \$52,303 paid in the prior year. These expenses primarily represent amounts due by the Corporation for administrative services provided by the County, and remained relatively consistent between years. The Corporation also incurred economic development expenses during the year due to the sale of properties. This expense classification reflects losses incurred due to expenses paid to prepare each property for resale, net of proceeds from property sales. This amount decreased from \$11,456 in the prior year to \$7,817 in the current year due to a better rate of return on disposal of properties in 2023 as compared to 2022.

The Corporation's Fund

The Corporation's general fund is accounted for using the modified accrual basis of accounting. This fund had total revenues of \$903,575 and expenditures of \$848,184, resulting in an increase in total fund balance of \$55,391. Fund balance increased due primarily to an increase in ODOD grant funds, which was partially offset by a decrease in DRETAC monies received from the County.

Highland County Land Reutilization Corporation

Management's Discussion and Analysis

For the Year Ended December 31, 2023

(Unaudited)

Capital Assets and Long-Term Debt

Capital Assets

The Corporation had no capital assets at December 31, 2023.

Long-Term Liabilities

The Corporation had no long-term liabilities outstanding at December 31, 2023.

Current Financial Related Activities

The Highland County Land Reutilization Corporation is an agent to reclaim, rehabilitate, and reutilize vacant, abandoned, tax foreclosed, and other real property in Highland County. The purpose of the Corporation is to strengthen neighborhoods in Highland County by returning vacant and abandoned properties to productive use. By strategically acquiring properties, the Corporation works to reduce blight, promote economic development, increase property values, and thereby improve the quality of life of all Highland County residents. The principal operating revenues of the Corporation in the future will be contributions from Highland County's delinquent real estate tax and assessment collection fund and revenue from property sales.

The Corporation received funding in May 2019, and the first property acquisitions were completed in December 2019. The Corporation continued to receive funding from the County in 2020 and also received some proceeds from the sale of properties. The Corporation began 2020 with eight parcels, acquired one and disposed of six during the year, with three parcels remaining in inventory at year-end. The Corporation acquired two parcels in 2021 and sold one. The Corporation acquired four parcels in 2022 and sold three. The Corporation acquired two parcels in 2023 and sold two. Additional acquisitions and sales are expected to occur in 2024.

In addition to DRETAC funds received from the County and proceeds received for the sale of properties, the Corporation also received a significant amount of grant funding from the Ohio Department of Development from the Building Demolition and Site Revitalization program and the Brownfield Remediation program, which totaled \$770,702 for 2023.

Contacting the Corporation's Financial Management

This financial report is designed to provide a general overview of the Corporation's finances for all those with an interest in the Corporation's finances. Questions concerning any information provided in this report or requests for additional financial information should be addressed to Terry Britton, Board Chair, or Jason Johansen, Coordinator, 338 W. Main Street, Hillsboro, Ohio 45133.

Highland County Land Reutilization Corporation
(A Component Unit of Highland County)

Statement of Net Position
December 31, 2023

	<u>Governmental Activities</u>
Assets	
Cash	\$485,881
Assets Held for Resale	<u>97,315</u>
Total Assets	583,196
Liabilities	
Accounts Payable	<u>64,817</u>
Total Liabilities	64,817
Net Position	
Unrestricted	<u>518,379</u>
Total Net Position	<u><u>\$518,379</u></u>

See the accompanying notes to the basic financial statements.

Highland County Land Reutilization Corporation
(A Component Unit of Highland County)
Statement of Activities
For the Year Ended December 31, 2023

		Program Revenues	Net Revenues (Expenses) and Changes in Net Position
	Expenses	Operating Grants and Contributions	Governmental Activities
Governmental Activities			
Rent	\$4,800	\$0	(\$4,800)
Professional Contracts and Services	781,680	770,702	(10,978)
Administration	53,887	0	(53,887)
Economic Development-Land Reutilization	7,817	31,200	23,383
Total Governmental Activities	\$848,184	\$801,902	(46,282)
General Revenue			
DRETAC Contributions from County			101,113
Interest Earnings			197
Other			363
Total General Revenues			101,673
Change in Net Position			55,391
Net Position, Beginning of Year			462,988
Net Position, End of Year			\$518,379

See the accompanying notes to the basic financial statements.

Highland County Land Reutilization Corporation
(A Component Unit of Highland County)

Balance Sheet
Governmental Fund
December 31, 2023

	<u>General</u>
Assets	
Cash	\$485,881
Assets Held for Resale	<u>97,315</u>
Total Assets	<u><u>\$583,196</u></u>
Liabilities	
Accounts Payable	<u>\$64,817</u>
Total Liabilities	64,817
Fund Balances	
Nonspendable:	
Assets Held for Resale	97,315
Unassigned	<u>421,064</u>
Total Fund Balances	<u>518,379</u>
Total Liabilities and Fund Balances	<u><u>\$583,196</u></u>

See the accompanying notes to the basic financial statements.

Highland County Land Reutilization Corporation
(A Component Unit of Highland County)
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Fund
For the Year Ended December 31, 2023

	General
Revenues	
DRETAC Contributions from County	\$101,113
Intergovernmental	770,702
Contributed Properties	31,200
Interest Earnings	197
Other	363
Total Revenues	903,575
Expenditures	
Rent	4,800
Professional Contracts and Services	781,680
Administration	53,887
Economic Development-Land Reutilization	7,817
Total Expenditures	848,184
Net Change in Fund Balances	55,391
Fund Balances, Beginning of Year	462,988
Fund Balances, End of Year	\$518,379

See the accompanying notes to the basic financial statements.

Highland County Land Reutilization Corporation

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

Note 1 – Description of the Reporting Entity

The Highland County Land Reutilization Corporation (Corporation) was formed on November 4, 2016 as a legally separate not-for-profit organization, created under Ohio Revised Code Section 5722.02 to 5722.15 and Chapter 1724, to strengthen neighborhoods in Highland County, Ohio by returning vacant and abandoned properties to productive use. The Corporation has been designated as the County's agent for reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property within the County. The Corporation will assist and facilitate activities of governmental entities in assembling and clearing title to land for economic development purposes. The Corporation is governed by a five member Board of Directors, consisting of two County Commissioners, the County Treasurer, one representative from the municipal corporation with the largest population (City of Hillsboro), and one representative from a Highland County township (Paint Township). The Board of Directors has the authority to make, prescribe, and enforce all rules and regulations for the conduct of all business and affairs of the Corporation and the management and control of its properties. Because the County makes up and/or appoints a voting majority of the Board of Directors, and the County is able to impose its will on the operation of the Corporation, the Corporation is classified as a component unit of Highland County for reporting purposes, in accordance with Governmental Accounting Standards Board (GASB) Statement No. 14, as amended by GASB Statements No. 39 and 61.

The financial statements include all agencies, divisions, and operations for which the Corporation is financially accountable. Financial accountability exists if a primary government/component unit appoints a majority of an organization's governing board and is able to impose its will on that organization. Financial accountability may also be deemed to exist if there is a potential for the organization to provide financial benefits to, or impose financial burdens on, the primary government/component unit. On this basis, no governmental organization other than the Corporation itself is included in the financial reporting entity.

Note 2 – Summary of Significant Accounting Policies

Basis of Presentation

The Corporation's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities, and fund financial statements which provide a more detailed level of financial information.

Government-Wide Financial Statements

The statement of net position and the statement of activities display information about the Corporation as a whole. These statements include the financial activities of the primary government. These statements usually distinguish between those activities of the Corporation that are governmental and those that are business-type. The Corporation, however, does not have any business-type activities.

The statement of net position presents the financial condition of the governmental activities of the Corporation at year-end. The statement of activities presents a comparison between direct expenses and program revenues for each program or function of the Corporation's governmental activities. Direct expenses are those that are specifically associated with a service, program, or department and therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program, and interest earned on grants that is required to be used to support a particular program. Revenues which are not classified as program revenues are presented as general revenues of the Corporation, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental program is self-financing or draws from the general revenues of the Corporation.

Highland County Land Reutilization Corporation

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

Fund Financial Statements

Fund financial statements are designed to present financial information of the Corporation at this more detailed level. The Corporation's general fund is its only governmental fund.

Fund Accounting

The Corporation uses fund accounting to segregate cash and investments that are restricted as to use. A fund is a separate accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and attaining certain objectives in accordance with special regulations, restrictions or limitations.

For financial statement presentation purposes, the Corporation's fund is classified as a governmental fund.

Governmental Funds

Governmental funds focus on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be repaid. The difference between governmental fund assets and liabilities is reported as fund balance. The following is the Corporation's only governmental fund:

General Fund – The general fund is the operating fund of the Corporation and accounts for all financial transactions. The general fund balance is available to the Corporation for any purpose provided it is expended or transferred according to the general laws of Ohio.

Measurement Focus

Government-Wide Financial Statements

The government-wide financial statements are prepared using a flow of economic resources measurement focus. All assets and all liabilities associated with the operation of the Corporation are included on the statement of net position. The statement of activities presents increases (i.e., revenues) and decreases (i.e., expenses) in total net position.

Fund Financial Statements

The general fund is accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balance reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared; therefore a brief reconciliation is presented, as necessary, for the differences between the government-wide statements and the statements for the governmental funds. The Corporation did not have any reconciling differences for 2023.

Basis of Accounting

Basis of accounting determines when transactions are recorded on the financial records and reported on the financial statements. Government-wide statements are prepared using the accrual basis of accounting. The general fund uses the modified accrual basis of accounting. Differences in the accrual and modified accrual bases of accounting arise in the recognition of revenue, the recording of deferred outflows/inflows of resources, and in the presentation of expenses versus expenditures.

Highland County Land Reutilization Corporation

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

Revenues - Exchange and Nonexchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available. Available means that the resources will be collected within the current year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current year. For the Corporation, available means expected to be received within sixty days of year-end.

Nonexchange transactions, in which the Corporation receives value without directly giving equal value in return, include grants, entitlements, and donations. Revenue from grants, entitlements, and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted; matching requirements, in which the Corporation must provide local resources to be used for a specified purpose; and expenditure requirements, in which the resources are provided to the Corporation on a reimbursement basis. On the modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized.

Under the modified accrual basis, intergovernmental revenues are considered to be both measurable and available at year-end.

Deferred Outflows/Inflows of Resources

In addition to assets, the statements of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position/fund balance that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then. For the year ended December 31, 2023, the Corporation reported no amounts which are classified as deferred outflows of resources.

In addition to liabilities, the statements of financial position will sometimes report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position/fund balance that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. For the year ended December 31, 2023, the Corporation reported no amounts which are classified as deferred inflows of resources.

Expenses/Expenditures

On the accrual basis of accounting, expenses are recognized at the time they are incurred.

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

Budgetary Process

The Corporation is not bound by the budgetary laws prescribed by the Ohio Revised Code for purely governmental entities. However, the Board of Directors of the Corporation adopted an annual budget for the fiscal year.

Federal Income Tax

The Corporation is exempt from federal income tax under Section 115(1) of the Internal Revenue Code.

Highland County Land Reutilization Corporation

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

Cash

All monies received by the Corporation are deposited in a demand deposit account. The Corporation had no investments during the year or at the end of the year.

Restricted Assets

Assets are reported as restricted assets when limitations on their use change the normal understanding of the availability of the asset. Such constraints are either externally imposed by creditors, contributors, grantors, or laws of other governments, or imposed by law through constitutional provisions or enabling legislation. The Corporation held no restricted assets at December 31, 2023.

Assets Held for Resale

Assets held for resale represent properties purchased by or donated to the Corporation. These properties are valued based upon the fair value of each property plus any costs of maintenance, rehabilitation, or demolition of structures on the properties. The Corporation holds the properties until they are either sold or transferred to a private purchaser, non-profit, or public end-user. Properties may be merged with adjacent parcels for development or green space projects, or the Corporation may sell other lots to the owners of adjacent parcels for a nominal cost. Once the properties are sold or titled back to the community, the Corporation recognizes the accumulated expenses on the operating statements.

Accrued Liabilities

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements.

Governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources are reported as obligations of the fund.

Unearned Revenue

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied. The Corporation had no unearned revenue at December 31, 2023.

Net Position

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The Corporation had no restricted net position at December 31, 2023.

Intergovernmental Revenue

The Corporation receives operating income through Highland County. This money represents the penalties and interest on current unpaid and delinquent property taxes once these taxes are paid. Pursuant to ORC 321.263, these penalty and interest monies are collected by the County when taxes are paid and then are paid to the Corporation upon the Corporation's written request.

Highland County Land Reutilization Corporation

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

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.

Fund Balance

Fund balance is divided into five classifications based primarily on the extent to which the Corporation is bound to observe constraints imposed upon the use of the resources in the governmental funds. The classifications are as follows:

Nonspendable Fund Balance

The nonspendable fund balance classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash, for example, assets held for resale.

Restricted Fund Balance

The restricted classification is used when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

Committed Fund Balance

The committed fund balance classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Corporation’s Board of Directors.

Assigned Fund Balance

Assigned fund balance includes amounts that are constrained by the Corporation’s intent to be used for specific purposes, but are neither restricted nor committed.

Unassigned Fund Balance

Unassigned fund balance is the residual classification for the general fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund.

The Corporation has not adopted a formal fund balance policy. The Corporation applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Note 3 – Deposits

At December 31, 2023, \$250,000 of the Corporation’s bank balance of \$485,881 was covered by Federal Deposit Insurance Corporation (FDIC).

Protection of the Corporation’s deposits is provided by the Federal Deposit Insurance Corporation (FDIC) or collateralized by the financial institution’s public entity deposit pool.

Highland County Land Reutilization Corporation

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

Note 4 – Risk Management

The Corporation 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. For 2023, the Corporation contracted with Heskett Insurance Agency, Inc. for general liability, errors and omissions liability, auto liability, property, excess liability, and crime coverage. There has been no significant reduction in insurance coverage from the prior year, and settled claims have not exceeded this coverage in the past three years.

Note 5 – Contingent Liabilities

Litigation

The Corporation is not currently a party to any legal proceedings.

Grants

The Corporation may receive financial assistance from state agencies in the form of grants. The expenditure of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the general fund. However, the effect of any such disallowed claims on the overall financial position of the Corporation at December 31, 2023, if applicable, cannot be determined at this time.

Note 6 – Transactions with Highland County

Pursuant to and in accordance with Section 321.261 (B) of the Ohio Revised Code, the Corporation has been authorized by the Highland County Board of Commissioners to receive 5 percent of all collections of delinquent real property, personal property, and manufactured and mobile home taxes that are deposited into the County's Delinquent Real Estate Tax Assessment Collection fund and will be available for appropriation by the Corporation to fund operations. The Corporation received \$101,113 from the County.

Pursuant to a contract for services agreement by the Board of Directors, the Corporation paid the Highland County Commissioners \$50,544 for administrative costs during 2023.

OHIO AUDITOR OF STATE KEITH FABER



65 East State Street
Columbus, Ohio 43215
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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS REQUIRED BY GOVERNMENT AUDITING STANDARDS

Highland County Land Reutilization Corporation
Highland County
338 W. Main Street
Hillsboro, Ohio 45133

To the Board of Directors:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities and the major fund of the Highland County Land Reutilization Corporation, Highland County, (the Corporation) as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements and have issued our report thereon dated June 10, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Corporation'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 Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation'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 Corporation's financial statements will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation'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 Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Keith Faber
Auditor of State
Columbus, Ohio
June 10, 2024

OHIO AUDITOR OF STATE KEITH FABER



HIGHLAND COUNTY LAND REUTILIZATION CORPORATION

HIGHLAND 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 6/25/2024

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

This report is a matter of public record and is available online at
www.ohioauditor.gov