

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

FRANKLIN COUNTY, OHIO

REGULAR AUDIT

**FOR THE YEARS ENDED
DECEMBER 31, 2024 & 2023**



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Columbus, Ohio 43215
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Board of Directors
Central Ohio Community Improvement Corporation
845 Parsons Avenue
Columbus, Ohio 43206

We have reviewed the *Independent Auditor's Report* of the Central Ohio Community Improvement Corporation, Franklin County, prepared by Julian & Grube, Inc., for the audit period January 1, 2024 through December 31, 2024. 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 Central Ohio Community Improvement Corporation is responsible for compliance with these laws and regulations.

KEITH FABER
Ohio Auditor of State

Tiffany L. Ridenbaugh, CPA, CFE, CGFM
Chief Deputy Auditor

August 05, 2025

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**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY, OHIO**

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Independent Auditor's Report

Central Ohio Community Improvement Corporation
Franklin County
845 Parsons Avenue
Columbus, Ohio 43206

To the Members of the Board of Directors:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of Central Ohio Community Improvement Corporation, Franklin County, Ohio, as of and for the years ended December 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise Central Ohio Community Improvement Corporation's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of Central Ohio Community Improvement Corporation, as of December 31, 2024 and 2023, and the respective changes in financial position, and cash flows thereof for the years then ended in accordance with 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 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 Central Ohio Community Improvement 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.

Emphasis of Matter

As discussed in Note 8 to the financial statements, the Central Ohio Community Improvement Corporation's Landfill post-closure care liability estimate was understated in accordance with GASB 18 – "Accounting for Municipal Solid Waste Landfill Closure and Post-closure Care Costs" and the net position at December 31, 2022 was restated to reflect the increase in the estimated post-closure care liability. Our opinions are not modified with respect to this matter.

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 Central Ohio Community Improvement 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 generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Central Ohio Community Improvement 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 Central Ohio Community Improvement 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, listed in the table of contents, 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.

Central Ohio Community Improvement Corporation
Franklin County
Independent Auditor's Report

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 26, 2025 on our consideration of Central Ohio Community Improvement Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Central Ohio Community Improvement 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 Central Ohio Community Improvement Corporation's internal control over financial reporting and compliance.

Julian & Grube, Inc.

Julian & Grube, Inc.
June 26, 2025

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

This discussion and analysis, along with the accompanying financial report, of the Central Ohio Community Improvement Corporation (“COCIC”) are designed to provide its Board Members, creditors, and other interested parties with a general overview of COCIC and its financial activities.

The mission of COCIC is to spark community stabilization in Franklin County by returning unproductive properties to productivity through land acquisition, property redevelopment and strategic capital investments. As a nationally known land bank/land trust, we are uniquely able to acquire unproductive land, address barriers through repair, demolition or remediation, and create redevelopment plans yielding results that serve the community and its residents long term.

FINANCIAL HIGHLIGHTS

COCIC’s main initiatives are the Blight Removal Initiative, Strategic Reutilization Initiative, Trusted Partners, and Central Ohio Community Land Trust.

Blight Removal Initiative:

The Blight Removal Initiative (BRI) generally involves the demolition, environmental remediation, or both, of blighted properties, and the sale of the formerly blighted property to a responsible party for reutilization. Typically, sale proceeds are nominal and represent only a limited recovery of demolition, remediation, and transaction expenditures.

During 2024 and 2023, the BRI demolished 2 units and 6 units at a cost of approximately \$44,750 and \$92,586, respectively. Such costs were funded from the Franklin County Delinquent Tax Assessment & Collection (DTAC) funding. In January 2023, COCIC was awarded a grant totaling \$21,468,851 from the Ohio Department of Development (ODOD) for the “Building Demolition and Site Revitalization Program”. The grant is for the reimbursement of costs related to the demolition of blighted commercial and residential buildings and revitalization of surrounding areas specifically identified with the grant application. During 2024, the BRI demolished 3 projects funded by the ODOD grant at a cost of \$6,985,802. During 2023, the BRI demolished 117 units at a cost of \$12,895,956. In 2024, COCIC was awarded a new grant totaling \$6,940,778 from the ODOD for the demolition and site revitalization program. In addition, COCIC received a Brownfield grant from the ODOD totaling \$29,591,218. There were no expenses related to these new grants made in 2024.

Strategic Reutilization Initiative:

Land reutilization initiatives, conducted in collaboration with local government, and often involving the strategic conveyance of formerly blighted and stranded properties to responsible parties for re-use, all while balancing the competing goals of maximizing future tax revenues and other public benefits, with the recovery of expenditures, from grant and disposition proceeds.

Under COCIC’s Community and Economic Development Program, COCIC began predevelopment/planning for the rehabilitation of property located at 879 E Long Street Columbus, Ohio (The Edna). As a National Register of Historic Places site, The Edna is known for its rich community history and significance to the social and cultural influence of African Americans in Columbus. A complete rehabilitation and renovation of the site will result in three floors of office space: approximately 8,700 sq ft. COCIC intends to occupy most of The Edna, offering the other available space at affordable rates to encourage small and minority owned businesses in the local community. During 2024, \$295,057 was added

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**MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

to Work in Process for the development of The Edna. During 2023, \$813,464 was added to Work in Process for the development of The Edna.

COCIC continued the Receivership Loan Program (RLP) in 2024. A Receiver, appointed by the Franklin County Environmental Court is charged with abating nuisances at distressed properties, conducting court approved rehabilitation and clearing title. COCIC assists the receiver by using a closed-end loan, disbursing up to \$65,000 per residential property and up to \$1,000,000 per commercial property based on the court approved expenditures proposed by the Receiver. The closed-end loan will earn interest of 3% per annum for residential properties and 5% per annum for commercial properties, compounded annually and is secured by the property. The term of the loan is payable upon demand, but payment is expected when the receiver sells the property which usually takes from 6 months to 24 months dependent on the ease of clearing the title. During 2024, five residential loans were made for a total of \$270,000 and additions to the commercial loan were made totaling \$400,000. Of the loans made in 2024, one was repaid for \$52,000. The commercial loan was repaid for a total of \$750,000 (\$350,000 loaned in 2023 and \$400,000 loaned in 2024). One residential loan from prior periods was also repaid during 2024 for a total of \$36,000. During 2023, three residential loans were made for a total of \$126,000 and one commercial loan was made for \$350,000. Of the loans made in 2023, one was repaid for \$40,000. One loan from prior periods was repaid during 2023 for a total of \$50,000.

The Responsible Landlord Program (RLL) is a land reutilization program employing a strategic intervention for stabilizing or improving market support, executed through a loan program to responsible landlords engaged in market-based rehabilitation of blighted, distressed, or substandard properties. At the end of 2024, COCIC has seven notes receivable outstanding for approximately \$218,528 accruing interest between 1.25% and 1.5% per annum, compounded monthly. A total of \$3,316 in interest was earned in 2024. At the end of 2023, COCIC had seven notes receivable of approximately \$236,761 accruing interest between 1.25% and 1.5% per annum, compounded monthly beginning April 2020. A total of \$3,573 in interest was earned in 2023.

COCIC has undertaken an exterior emergency home repair program to stabilize the homes of those persons in need of immediate home repairs, executed through grants to non-profit agencies, engaged in preserving and stabilizing residential housing in Franklin County. In 2024, COCIC partnered with Habitat for Humanity to administer the program, granting \$300,000. In 2023, COCIC partnered with Habitat for Humanity and Mid-Ohio Regional Planning Commission to administer the program, granting \$300,000 and \$100,000, respectively.

Trusted Partners Initiative

The Trusted Partners Program (TPP) is also a land reutilization program, involving a strategic intervention for the purpose of stabilizing or improving market support, executed through a grant program to trusted partners engaged in the total rehabilitation of blighted properties or new construction in blighted neighborhoods, with a view to sale to owner-occupants. This program ended in 2023 with COCIC paying \$45,000 of final grants to trusted partners in connection with 4 properties.

Bedford Landfill/Golf Course Land & Club House Initiative

A land reutilization project warranting special over-sight and involving major environmental remediation with the extent of recovery dependent upon disposition after a long-term hold. See Note 8 to Financial Statements for information on post-closure liability and restatement of Fund Balance due to change in the estimated future post-closure liability.

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During 2021, COCIC began predevelopment/planning and execution of an expansion at the Golf Depot. The project will allow for additional commercial rental space at The Golf Depot which will be offered at a reduced rate to encourage and support small minority businesses. A new steel building, approximately 1,500 sq ft was constructed along with an expanded parking lot. The building was completed in early 2024 and \$1,249,426 was capitalized to Building and Improvements. During 2023, approximately \$1,084,799 was added to Work in Process for the expansion of The Golf Depot.

Central Ohio Community Land Trust (COCLT)

A subsidiary of COCIC formed for the purpose of supporting permanent affordable housing in Franklin County. COCLT provides single residential, multi-family, and multi-use properties to be held as a community asset, in perpetuity. COCLT contracts to have homes built on land owned by COCLT. To ensure affordability, the homes are sold at below market prices and often also include affordability subsidies through the support of the City of Columbus, Franklin County and other financial partners.

In October 2022, COCLT entered into an agreement with the City of Columbus for \$4 million to continue the mission of providing affordable housing for income qualified buyers within the incorporated limits of the city. The funds are used to reduce the purchase price of houses developed for COCLT for income qualified buyers to make them affordable. During 2024, COCLT was granted an additional \$4 million in February and another \$4 million in September from the City of Columbus. During 2024, COCLT, in conjunction with their partners completed the construction and sale of 38 properties to income qualified buyers (\$7,198,000 in total sales). COCLT has a grant receivable for two of the properties sold totaling \$155,476 on the books at December 31, 2024. During 2024, COCLT began construction on 12 properties and collected \$1,730,894 in grant money for development gaps. During 2023, COCIC, in conjunction with their partners completed the construction and sale of 23 properties to income qualified buyers (\$4,261,000 in total sales). During 2023, COCLT began construction on 29 properties and recorded a grant receivable for \$3,251,000 on the books at December 31, 2023.

In December 2021, the Franklin County Commissioners approved a \$2.625 million grant to fund the Construction Financing Fund (CFF), a fund COCLT established to fund the cost of construction when COCLT is the developer on projects. During 2024, COCLT, using the CFF, completed the construction and sale of 8 properties to income qualified buyers (\$1,563,000 in total sales). During 2023, COCLT, using the CFF, completed the construction and sale of 5 properties to income qualified buyers (\$966,000 in total sales).

In September 2024, COCLT received a grant through Franklin County for \$2.8 million to continue the mission of providing affordable housing for income qualified buyers throughout the county and to refund the CFF. COCLT invoiced Franklin County \$2.4 million for the 13 homes that were funded by the CFF, including \$218,282 of administrative fees. \$2.4 million of the grant money received was used to refund the CFF.

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
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**MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

NET POSITION COMPARISON

Table 1 summarizes the Comparison of the net position of COCIC.

	<u>2024</u>	<u>2023</u>	<u>2022*</u>
Assets			
Current Assets	\$ 13,407,884	\$ 12,570,887	\$ 12,417,855
Noncurrent Assets	<u>8,018,035</u>	<u>7,704,849</u>	<u>5,819,073</u>
Total Assets	<u>21,425,919</u>	<u>20,275,736</u>	<u>18,236,928</u>
Liabilities			
Current Liabilities	2,922,589	3,536,731	1,468,393
Long-Term Liabilities	<u>4,673,818</u>	<u>4,723,319</u>	<u>5,023,578</u>
Total Liabilities	<u>7,596,407</u>	<u>8,260,050</u>	<u>6,491,971</u>
Deferred Inflows of Resources	<u>150,997</u>	<u>43,084</u>	<u>66,439</u>
Total Net Position	\$ <u>13,678,515</u>	\$ <u>11,972,602</u>	\$ <u>11,678,518</u>

*2022 Restated See Footnote 8

In 2024, Total Assets increased over 2023 by 5.7% or \$1,150,183 primarily due to an increase in cash of \$5,418,694, an increase in work in process related to the Edna of \$295,057, and an increase in Lease Receivables for the Hammond Golf Lease of \$108,316, offset by a decrease in Grants Receivable of \$3,878,792, a decrease in Accounts Receivable \$416,592, a decrease in Property Inventory of \$195,208, and a decrease in Program Services Receivable of \$185,996. Total Liabilities in 2024 decreased 8% or \$663,643 over 2023 primarily due to a decrease in Accounts Payable of \$644,880, a paydown on the outstanding debt of \$100,000, and a decrease in Landfill Post Closure Care liability of \$214,573, offset by an increase to the IFF Notes Payable for work related to the Edna of \$269,852.

STATEMENTS OF REVENUES, EXPENSES AND CHANGE IN NET POSITION

Table 2 summarizes the Statements of Revenues, Expenses and Change in Net Position.

	<u>2024</u>	<u>2023</u>	<u>2022*</u>
Operating Revenues			
Total Operating Revenues	\$ <u>25,701,738</u>	\$ <u>28,411,087</u>	\$ <u>13,198,089</u>
Operating Expenses			
Total Operating Expenses	<u>24,186,645</u>	<u>28,278,656</u>	<u>8,369,091</u>
Operating Income	<u>1,515,093</u>	<u>132,431</u>	<u>4,828,998</u>
Non-Operating Revenues			
Total Non-Operating Revenue	<u>190,820</u>	<u>161,653</u>	<u>90,283</u>
Change in Net Position	1,705,913	294,084	4,919,281
Net Assets Beginning of Year	<u>11,972,602</u>	<u>11,678,518</u>	<u>6,759,237</u>
Net Assets End of Year	\$ <u>13,678,515</u>	\$ <u>11,972,602</u>	\$ <u>11,678,518</u>

*2022 Restated - See Footnote 8

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

Operating Revenues decreased 9.5% or \$2,709,349 over 2023 primarily due to a decrease in grant revenues of \$5,483,159, including a decrease in ODOD grant income of \$6,927,080, a decrease in City grant income of \$1,033,444, offset by an increase in County grant income of \$2,426,072, and an increase in COCLT Home Sales of \$2,687,475. The decrease of Operating Expenses over 2023 was 14.5% or \$4,092,011 mostly due to a decrease in Demolition expenses of \$5,957,448, offset by an increase of Construction and Development of \$1,674,826. The resulting change in Net Position in 2024 of \$1,705,913 represents an increase of \$1,411,829 or 480.1% from 2023.

STATEMENTS OF CASH FLOWS

Table 3 summarizes the Cash Flows of COCIC.

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Change in Cash and cash equivalents			
Net Cash Provided by (Used by)			
Operating Activities	\$ 5,336,149	\$ (2,110,556)	\$ 3,585,729
Net Cash Provided by (Used for)Non-Capital			
Financing Activities	192,358	133,583	(1,384,184)
Net Cash (Used for) Capital and			
Related Financing Activities	(109,672)	(2,176,414)	(275,878)
	<u> </u>	<u> </u>	<u> </u>
Net Change in Cash and Cash Equivalents	\$ <u>5,418,835</u>	\$ <u>(4,153,387)</u>	\$ <u>1,925,667</u>

Net Cash Provided for Operating Activities changed by 352.83% or \$7,446,705 during 2024 in comparison to 2023 primarily related to a \$7.0 million increase in cash provided for Homes built or under construction and the timing of reimbursement of those expenses from Grant Income and Home Sales when comparing 2024 to 2023. This increase was partially offset by a (\$1.2) million use of cash from Demolition and Remediation activities due to decreased home demolition expenses in 2024 and the timing of cash expenditures in 2023 that were reimbursed in 2024. Additional increases in cash in 2024 compared to 2023 included decreased Program Services Expense \$637,953, and increased Delinquent Tax Assessment & Collection Income \$75,932.

Net Cash Provided by Non-Capital Financing Activities increased \$58,775 for 44% during 2024 in comparison to 2023 due to an increase in proceeds from subsidies of \$41,279 and an increase in interest of \$21,190. Net Cash Used for Capital and Related Financing Activities decreased 95% or \$2,066,742 during 2024 primarily due to decreased construction costs related to The Golf Depot expansion of \$843,456 and The Edna of \$807,894 and the change in cash due to the sale of the home held for resale of \$404,735.

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

CAPITAL ASSETS

Table 4 summarizes the Net Capital Assets of COCIC.

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Capital Assets:			
COCLT - Land	\$ 233,600	\$ 233,600	\$ 231,838
Office - Land	39,200	39,200	39,200
Office - Building & Fixtures	928,414	961,785	980,040
Edna - Land	4,319	4,319	-
Edna - Building & Fixtures	1,270,828	975,771	136,624
Landfill Land	3,381,391	3,381,391	3,381,391
Golf Depot Land	98,492	98,492	98,492
Golf Depot Buildings & Fixtures	<u>1,793,779</u>	<u>1,827,079</u>	<u>743,924</u>
Total Capital Assets	\$ <u>7,750,023</u>	\$ <u>7,521,638</u>	\$ <u>5,611,509</u>

Capital Assets increased in 2024 primarily due to an increase in construction in progress for The Edna of \$295,058, offset by a net decrease in building & fixtures for the Office of \$33,371 and for the Golf Depot of \$33,301.

LONG-TERM LIABILITIES

Table 5 summarizes the long-term liabilities of COCIC.

	<u>2024</u>	<u>2023</u>	<u>2022*</u>
Landfill Closure and Post Closure Care	\$ 3,288,823	\$ 3,510,676	\$ 3,710,935
FCAP Note	-	-	-
Security Deposits Payable	8,000	5,500	5,500
IFF Loan for the Edna	269,852	-	-
Franklin County	<u>1,107,143</u>	<u>1,207,143</u>	<u>1,307,143</u>
Total Long-term Liabilities	\$ <u>4,673,818</u>	\$ <u>4,723,319</u>	\$ <u>5,023,578</u>

*2022 Restated – See Footnote 8

COCIC decreased long-term liabilities in 2024 by \$49,501 due to a decrease in the Franklin County Note by \$100,000 and a reduction for landfill closure and post closure care by \$221,853, offset by IFF loan payable for the Edna of \$269,852 and a new \$2,500 security deposit related to the Hammond Golf Lease Agreement. See Footnote 8 for information on the Landfill Post Closure Care liability restatement due to a change in the future estimated liability.

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
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**MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

BUDGET

Pursuant to the Board financial policies, COCIC prepares and adopts an annual budget which includes estimated revenues and expenditures for the fiscal year and a forecast of revenues and expenditures. COCIC will from time to time adopt budget revisions, as necessary.

CONTACT INFORMATION

Questions regarding this report and requests for additional information should be forwarded to President, Central Ohio Community Improvement Corporation, 845 Parsons Avenue, Columbus, Ohio, 43206.

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**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**STATEMENTS OF NET POSITION
AT DECEMBER 31, 2024 AND 2023**

	2024	2023
ASSETS		
Current Assets		
Cash and Cash Equivalents	\$ 10,443,064	\$ 5,024,370
Accounts Receivable	122,838	539,430
Grants Receivable	1,049,841	4,928,633
Lease Receivable - Current	46,173	22,517
Program Services Receivable	492,041	678,037
Property Inventory	1,074,340	1,269,548
Prepays and Other Assets	179,587	108,352
Total Current Assets	<u>13,407,884</u>	<u>12,570,887</u>
Noncurrent Assets:		
Cash and Cash Equivalents - Debt Service Reserve & Lease Deposits	161,538	161,397
Lease Receivable - Non-Current	106,474	21,814
Capital Assets:		
COCLT Land	233,600	233,600
Office Land, Building & Fixtures	1,282,035	1,270,886
Edna Land, Building & Fixtures	1,275,147	980,090
Landfill Land	3,381,391	3,381,391
Golf Depot Land, Buildings & Fixtures	2,021,140	2,004,506
Accumulated Depreciation	(443,290)	(348,835)
Net Capital Assets	<u>7,750,023</u>	<u>7,521,638</u>
Total Noncurrent Assets	<u>8,018,035</u>	<u>7,704,849</u>
TOTAL ASSETS	21,425,919	20,275,736
LIABILITIES		
Current Liabilities:		
Accounts Payable	2,535,485	3,180,365
Accrued Liabilities	86,708	63,250
Landfill Post Closure Care Liability- Current Portion	207,539	200,259
Notes Payable- Current Portion	92,857	92,857
Total Current Liabilities	<u>2,922,589</u>	<u>3,536,731</u>
Long-Term Liabilities		
Security Deposits Payable	8,000	5,500
Landfill Post Closure Care Liability - Non Current Portion	3,288,823	3,510,676
IFF Notes Payable - Non-Current Portion	269,852	-
Notes Payable- Non Current Portion	1,107,143	1,207,143
Total Long-Term Liabilities	<u>4,673,818</u>	<u>4,723,319</u>
TOTAL LIABILITIES	7,596,407	8,260,050
DEFERRED INFLOWS OF RESOURCES		
Leases	150,997	43,084
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>150,997</u>	<u>43,084</u>
TOTAL LIABILITIES & DEFERRED INFLOWS OF RESOURCES	7,747,404	8,303,134
NET POSITION		
Net Investment in Capital Assets	2,783,809	2,510,703
Restricted - Expendable	161,538	161,397
Unrestricted	10,733,168	9,300,502
TOTAL NET POSITION	<u><u>\$ 13,678,515</u></u>	<u><u>\$ 11,972,602</u></u>

See accompanying notes to the basic financial statements.

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

	2024	2023
Operating Revenues		
Delinquent Tax Assessment & Collection Income	\$ 3,932,396	\$ 3,856,464
Land Lease Income	32,205	20,100
Grant Revenues	15,315,987	20,799,218
Demolition Recovery, Reimbursement & Property Sales	378	2,008
Home Sales	6,420,772	3,733,297
Total Operating Revenues	<u>25,701,738</u>	<u>28,411,087</u>
Operating Expenses		
Demolition and Remediation	7,244,791	13,202,239
Construction and Development	13,522,703	11,847,877
Program Services Expense	463,455	464,459
Payroll Expense	1,561,275	1,508,184
Insurance Expense	115,232	118,537
Legal and Professional Expense	628,529	467,287
Maintenance and Repair Expense	74,995	143,623
Meeting Expense	8,766	11,212
Utilities Expense	125,699	65,531
Office Expense	94,222	92,003
Staff Training and Travel Expense	33,624	15,419
Depreciation Expense	94,455	57,774
Other Expense	218,899	284,511
Total Operating Expenses	<u>24,186,645</u>	<u>28,278,656</u>
Operating Income (Loss)	<u>1,515,093</u>	<u>132,431</u>
Non-Operating Revenues (Expenses)		
Rent Income	35,539	25,542
Service Income	-	21,269
Subsidies	50,000	50,000
Interest	84,342	61,307
Other Income	20,939	3,535
Total Non-Operating Revenues (Expenses)	<u>190,820</u>	<u>161,653</u>
Change in Net Position	1,705,913	294,084
Net Position, Beginning of Year	<u>11,972,602</u>	<u>11,678,518</u>
Net Position, End of Year	<u><u>\$ 13,678,515</u></u>	<u><u>\$ 11,972,602</u></u>

See accompanying notes to the basic financial statements.

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

	2024	2023
Cash Flows from Operating Activities		
Delinquent Tax Assessment & Collection Income	\$ 3,932,396	\$ 3,856,464
Land Lease Income	32,205	20,100
Grant Receipts	19,653,232	16,793,560
Demolition Recovery, Reimbursement & Property Sales	378	2,008
Home Sales	6,416,899	3,900,341
Demolition and Remediation Expense	(8,115,091)	(11,421,739)
Construction and Development Expense	(13,317,458)	(11,492,350)
Program Services Expense	(237,860)	(875,813)
Payroll Expense	(1,541,774)	(1,511,732)
Insurance Expense	(116,155)	(107,293)
Legal and Professional Expense	(653,495)	(453,899)
Maintenance and Repairs Expense	(76,617)	(110,500)
Meeting Expense	(8,766)	(11,212)
Utilities Expense	(76,692)	(64,403)
Office Expense	(88,619)	(93,069)
Staff Training and Travel Expense	(33,624)	(15,419)
Landfill Closure Expense	(200,747)	(242,951)
Other Operating Payments	(232,063)	(282,649)
Net Cash Provided/(Used) by Operating Activities	5,336,149	(2,110,556)
Cash Flows from Non-Capital Financing Activities		
Proceeds from Subsidies	50,000	8,721
Service Income	-	21,269
Rental Proceeds and Fees	37,544	28,821
Interest	85,537	64,347
Other	19,277	10,425
Net Cash Provided by Non-Capital Financing Activities	192,358	133,583
Cash Flows from Capital and Related Financing Activities		
Principal Paid on Debt	(100,000)	(100,000)
Golf Depot Improvements/Development	(163,087)	(1,006,543)
Edna Predevelopment	(30,644)	(838,538)
Sale (Purchase) of Real Property	195,208	(209,527)
Land Bank Office Improvements	(11,149)	(21,806)
Net Cash Used In Capital and Related Financing Activities	(109,672)	(2,176,414)
Net Change in Cash and Cash Equivalents	5,418,835	(4,153,387)
Cash and Cash Equivalents Beginning of Year	5,185,767	9,339,154
Cash and Cash Equivalents End of Year	\$ 10,604,602	\$ 5,185,767
Cash and Cash Equivalents - Current	\$ 10,443,064	\$ 5,024,370
Cash and Cash Equivalents - Noncurrent	161,538	161,397
Total Cash and Cash Equivalents	\$ 10,604,602	\$ 5,185,767

See accompanying notes to the basic financial statements.

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

(continued)

Reconciliation of Operating Income/(Loss) to Net Cash

Provided by (Used In) Operating Activities	2024	2023
Operating Income (Loss)	\$ 1,515,093	\$ 132,431
Depreciation Expense	94,455	57,774
(Increase) Decrease in Assets:		
Accounts Receivable	416,592	(229,685)
Grants Receivable	3,878,792	(3,575,287)
Program Services Receivable	185,996	(372,339)
Prepaid Items	(71,235)	10,321
Increase (Decrease) in Liabilities:		
Accounts Payable	(492,429)	2,154,096
Accrued Liabilities	23,458	(50,399)
Landfill Post Closure Care Liability	(214,573)	(237,468)
Net Cash (Used)/Provided by Operating Activities	\$ 5,336,149	\$ (2,110,556)

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**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

NOTE 1 – DESCRIPTION OF REPORTING ENTITY

The Central Ohio Community Improvement Corporation (COCIC) was formed as a nonprofit corporation on May 9, 2005 pursuant to Ohio Revised Code Chapter 1724 to assist in economic development of nonproductive and distressed properties in Franklin County. It was reconstituted on March 25, 2012 as the land reutilization corporation for Franklin County under Ohio Revised Code Chapters 1724 and 5722. A nine-member Board of Directors has been established for oversight of the operations. The Franklin County Commissioners and the Franklin County Treasurer are Ex-Officio members of the Board, as well as three other members appointed by the Commissioners and Treasurer. The Ohio Revised Code requires that the Board consists of a representative of the County's largest city and a representative of townships having more than 10,000 population in their unincorporated area. COCIC's management believes the financial statements present all activities for which COCIC is financially accountable.

Reporting Entity

The reporting entity is comprised of the primary government, component units and other organizations that are included to ensure that the financial statements of COCIC are not misleading. The primary government consists of all funds, departments, boards, and agencies that are not legally separate from COCIC. For COCIC, there are no other boards and agencies other than COCIC. Component units are legally separate organizations for which COCIC is financially accountable. COCIC is financially accountable for an organization if COCIC appoints a voting majority of the organization's governing board and (1) COCIC is able to significantly influence the programs or services performed or provided by the organization; or (2)(a) COCIC is legally entitled to or can otherwise access the organization's resources; (b) COCIC is legally obligated to or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization; or (c) COCIC is obligated for the debt of the organization. Component units may also include organizations for which COCIC approves the budget, the issuance of debt or levying of taxes. In 2018, The Central Ohio Community Land Trust Corporation (COCLT) was established and is reported as a blended component unit of COCIC. The Poindexter Community Renaissance LLC is also a blended component unit of COCIC which was renamed and re-organized in 2017. See note 16 for additional information regarding blended component units of COCIC.

The Central Ohio Community Land Trust (COCLT), under the laws of the State of Ohio, incorporated on May 25, 2018 for the purpose of establishing affordable single-family housing that is owner occupied and to establish and provide multi-family rental housing. COCLT applied for its 501 (c)(3) exemption from federal income tax in 2019 and was approved on July 8, 2019, made effective from our incorporation date. COCLT was classified further as a public charity under the IRC Section 509 (a)(2). COCLT's board of managers and officers are COCIC's President, COCIC's Secretary/Treasurer and COCIC's Assistant Secretary. COCLT began conducting official business in 2019. COCLT is considered a blended component unit of COCIC due to the following: COCLT has no employees and all function are performed by COCIC staff; COCIC is the sole member of the corporation; and COCLT's board of managers and officers are COCIC's President, COCIC's Secretary/Treasurer, and COCIC's Assistant Secretary.

Poindexter Community Renaissance LLC (PCR) was established in 2006 to assist in the acquisition of the blighted and vacant Poindexter Tower condo units in Columbus, Ohio. PCR did not conduct any official business and was dormant almost since its inception. Not having use under its original purpose, PCR was renamed to PCR2 LLC and reorganized to become an agent of COCIC in strategic activities/transactions and in any project approved by COCIC's Board that is consistent with COCIC's mission. PCR2 is

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

considered a blended component unit of COCIC due to the following: PCR2 has no employees, and all function are performed by COCIC staff; COCIC is the sole member of the corporation; and PCR2 LLC's board of managers and officers are COCIC's President, COCIC's Secretary/Treasurer, and COCIC's Assistant Secretary.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Measurement Focus and Basis of Accounting

COCIC's operations are accounted for on a flow of economic resources measurement focus and the accrual basis of accounting. With this measurement focus, all assets and all liabilities and deferred inflows of resources associated with the operation are included on the statement of net position. The operating statement presents increases (i.e. revenues) and decreases (i.e. expenses) in net position.

Basis of Presentation

Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements and measurement focus relates to the timing of the measurements made.

COCIC's basic financial statements consist of a statement of net position, a statement of revenues, expenses, and changes in net position, and a statement of cash flows. The financial statements of COCIC have been prepared in accordance with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB). COCIC uses enterprise fund accounting to maintain its financial records during the fiscal year. Enterprise fund accounting focuses on the determination of operating income, changes in net position, financial position, and cash flows. Enterprise accounting is used to account for any activity for which a fee is charged to external users for goods or services.

Net Position is comprised of unrestricted and restricted components. Operating statements present increases (e.g. revenues) and decreases (e.g. expenses) in net position.

Net position is the difference between COCIC's assets, its liabilities, and deferred outflows/inflows of resources. GASB establishes standards for external financial reporting which require that resources be classified for accounting and reporting purposes into the following net position categories:

Net investment in capital assets: Capital assets, net of accumulated depreciation and outstanding principal balances of debt attributable to the acquisition, construction, or improvement of those assets.

Restricted – Expendable: Net position is reported as restricted when there are limitations imposed on their use either through enabling legislation adopted by the COCIC or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. COCIC first applies restricted resources when an expense is incurred for which both restricted and unrestricted net position are available. As of December 31, 2024, and 2023, \$161,538 and \$161,397, respectively, were restricted related to bond reserve funds held as security for outstanding bond debt as well as security deposits related to leased property.

Unrestricted: Net position whose use by COCIC is not subject to externally imposed stipulations. Unrestricted net position may be designated for specific purposes by action of management or the Board of Directors or may otherwise be limited by contractual agreements with outside parties.

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

Accounting Pronouncements

The following are pronouncements that either became effective during fiscal years 2024 or 2023 or will become effective in future fiscal years and could impact COCIC's financial reports:

GASB 94 – “Public-Private and Public-Public Partnerships and Availability Payment Arrangements” Effective for fiscal years beginning after June 15, 2022 and all reporting periods thereafter.

GASB 95 – “Postponement of the Effective Dates of Certain Authoritative Guidance” Effective immediately.

GASB 96 – “Subscription-Based Information Technology Arrangements” Effective for fiscal years beginning after June 15, 2022.

GASB 97 – “Certain Component Unit Criteria, and Accounting for Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans” Various effective dates depending on the applicable section.

GASB 98 – “The Annual Comprehensive Financial Report” Effective for fiscal years ending after December 15, 2021.

GASB 99 – “Omnibus 2022” Various effective dates depending on applicable section

GASB 100 – “Accounting for Changes and Error Corrections – an amendment of GASB Statement No. 62” Effective for fiscal periods beginning after June 15, 2023.

GASB 101 – “Compensated Absences” Effective for fiscal periods beginning after December 15, 2023.

GASB 102 – “Certain Risk Disclosures” Issued in January 2024 requires state and local governments to disclose more detailed information about risks that could significantly impact their financial health.

GASB 103 – “Financial Reporting Model Improvements” Issued in April 2024 effective for 2026 financial statements.

GASB 104 – “Disclosure of Certain Capital Assets” Issued in September 2024 effective for reporting periods after June 15, 2025.

COCIC has adopted all applicable GASB standards that were effective during its fiscal years 2024 and 2023. COCIC determined those standards adopted had no material impact on its financial statements as of December 31, 2024 and 2023.

COCIC has not fully determined the effect statements with effective dates subsequent to current reporting period will have on its financial reporting in subsequent fiscal years.

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

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

Grant and Account Receivables

Expenses incurred during the year that will be reimbursed in future years are recognized as revenue and receivables in the year the expense is incurred.

Prepaid Expenses

Payments made to vendors for services that will benefit periods beyond the current fiscal year, are recorded as prepaid items using the consumption method by recording a current asset for the prepaid amount and reflecting the expense in the year in which services are consumed.

Property Inventory

COCIC's land reutilization activities often require that it hold title to real property, typically until reutilization activities can be completed or to satisfy a holding period prescribed by the terms of grant funding. Beginning in 2019, COCIC began acquiring real property to build affordable housing throughout Franklin County. COCIC, through its subsidiary COCLT, will retain ownership of the land to ensure future affordable housing opportunities. Other properties acquired by COCIC are of nominal value and, in aggregate, not material to the financial statements. Property Inventory being held for the purposes of completing COCIC's mission with a cost or acquisition value of \$1,500 or more will be capitalized.

Capital Assets

Capital assets are capitalized at cost and updated for additions and retirements during the year. Donated capital assets are recorded at their acquisition value as of the date received. COCIC has a capitalization threshold of \$5,000 for all assets except land and property inventory. In addition, assets having an estimated useful life of more than one year that are below the \$5,000 threshold and not considered repair or maintenance costs are collectively capitalized on the financial statements when the aggregate of those assets are considered significant. Land being held for the purposes of completing COCIC's mission with a cost or acquisition value of \$1,500 or more will be capitalized. Depreciation is computed using the straight-line method over the following useful lives:

<u>Description</u>	<u>Estimated Lives</u>
Furniture & Fixtures	10
Equipment	6-15
Building & Building Improvements	40
Land Improvements	15-20
IT Equipment	5

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

Capital Contributions

Contributions of capital in proprietary fund financial statements arise from outside contributions of capital assets or from grants or outside contributions of resources restricted to capital acquisition and construction.

Accrued Liabilities and Notes Long-Term Obligations

All payables and other accrued liabilities are reported on the statement of net position.

Deferred Outflows and Deferred Inflows

In addition to assets, the statement of net position may report a separate category of deferred outflows of resources. Deferred outflows represent consumption of net position that applies to future periods and will not be recognized as an outflow of resources (expense) until then. On December 31, 2024 and 2023, COCIC reported no deferred outflows of resources. In addition to liabilities, the statement of net position may report a separate category of deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future periods and will not be recognized as an inflow of resources (revenues) until then. On December 31, 2024 and 2023, COCIC reported \$150,997 and \$43,084 respectively.

Capitalization of Land Development Costs

Land and development costs are generally capitalized at the time development begins based on actual costs incurred.

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of COCIC. Operating expenses are necessary costs incurred to provide the service that is the primary activity of COCIC. All revenues and expenses not meeting this definition are reported as non-operating.

Income Taxes

COCIC was formed as a nonprofit organization and was then determined by the IRS as exempt from federal income taxes under Section 501(c)(4) of the Internal Revenue Code. In 2012 when COCIC was reconstituted as the Franklin County land reutilization corporation, it was organized to be exempt under Section 115(1) of the Internal Revenue Code. As the IRS has made no determination of exemption under Section 115(1), COCIC, as a precautionary measure, pursued and received in 2017 a reinstatement of the determination of exemption under Section 501(c)(4) which lapsed after the 2012 reconstitution.

Uncertain Tax Positions

COCIC adopted the provisions of Accounting for Uncertainty in Income Taxes on January 1, 2009. Those provisions clarify the accounting and recognition for income tax positions taken or expected to be taken in COCIC's income tax returns. COCIC's income tax filings are subject to audit by various taxing authorities. In evaluating COCIC's tax provisions and accruals, future taxable income, and the reversal of temporary differences, interpretations and tax planning strategists are considered. COCIC has analyzed the tax positions taken and believes there are no uncertain positions taken or expected to be taken that would require recognition of a liability or an asset.

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

NOTE 3 – CASH

COCIC maintains its cash balance in banking accounts. At December 31, 2024 and 2023, COCIC's carrying values of cash were \$10,604,602 and \$5,185,767, respectively, including \$161,538 and \$161,397, respectively, in cash held as security for repayment of outstanding bonds payable and security deposits. At December 31, 2024 and 2023, COCIC's bank balances, held by two different financial institutions, were \$10,698,672 and \$5,233,530, respectively. Carrying values of cash and bank balances reconcile when adjusted for outstanding items. Of the bank balances, as of December 31, 2024 and 2023, \$2,111,220 and \$2,065,233 respectively, were covered by FDIC insurance, and \$8,568,047 and \$3,157,269, respectively, were covered by government securities collateralizing public deposits. COCIC cash holdings include funds held in money market account extra (MMAX) bank funds. These accounts allow deposits to be distributed to multiple banks in network up to the \$250,000 FDIC limit per bank. As of December 31, 2024, and 2023, funds covered by FDIC insurance include \$1,328,060 and \$1,282,073 respectively, in MMAX covered funds. As of December 31, 2024, and 2023, \$11,028 is on deposit with the Franklin County Sheriff Office.

Custodial Credit Risk is the risk that in the event of bank failure, COCIC's deposits may not be returned. COCIC has no policy regarding custodial credit risk. COCIC's practice is to maintain all deposits within FDIC limits or require collateralization consistent with state laws governing public deposits. The funds held by the Franklin County Sheriff Office are refundable at any time and do not represent custodial risk to COCIC.

The State Treasurer of Ohio's office administers the Ohio Pooled Collateral System that allows eligible financial institutions to pool collateral to secure deposits of Ohio's public entities. The State Treasurer of Ohio's office has deemed collateral equal to 50% of public deposits held by certain institutions (including the institution used by COCIC) to be sufficient collateral over those deposits. In 2019, COCIC requested that our financial institutions collateralize our funds at 100%. On December 31, 2024 and 2023, COCIC's deposits were not exposed to custodial risk.

As of December 31, 2024, and 2023, COCIC does not maintain any investments.

NOTE 4 – PROGRAM SERVICES RECEIVABLE

Responsible Landlord Program

The Responsible Landlord Program (RLL) is a loan program to assist in rehabilitation of rental residential properties. A closed-end revolving loan accruing interest between 1.25% and 1.5% per annum and compounded monthly, is made for the rehabilitation of blighted, distressed, or substandard properties. The loan is secured by a mortgage against the property. Since the program's inception in 2014, COCIC has issued nine loans. As of December 31, 2024, COCIC had 7 loans outstanding with original loan amounts totaling \$290,000, with \$71,472 and \$53,239 repaid as of December 31, 2024, and 2023 respectively. Interest accrued at year end 2024 and 2023 was \$638 and \$692 respectively.

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

Receivership Loan Program

Through the Receivership Loan Program, a Receiver, appointed by the Franklin County Environmental Court is charged with abating nuisances at distressed properties, conducting court approved rehabilitation and clearing title. COCIC assists the receiver by using a close-ended revolving loan, disbursing up to \$65,000 per residential property and \$1,000,000 per commercial property based on the court approved expenditures proposed by the receiver. The loan is secured by a mortgage against the property and will earn interest of 3% for residential properties and 5% for commercial properties, compounded annually with a term due upon demand but expected to repay within approximately 6 months to 24 months, dependent on the ease of clearing the title. As of December 31, 2024, and 2023, there was \$268,000 and \$86,000 in residential loan principal advances outstanding, respectively. Interest accrued on residential properties during 2024 and 2023 was \$4,875 and \$1,084, respectively. As of December 31, 2024 and 2023, there was \$0 and \$350,000 in commercial loan principal advances outstanding. Interest accrued on commercial properties during 2024 and 2023 was \$0 and \$3,500, respectively.

NOTE 5 – PROPERTY INVENTORY

Property inventory as of December 31, 2024 and 2023 for COCIC was \$1,074,340 and \$1,064,340, respectively. In 2024, COCIC paid a non-refundable deposit of \$10,000 for a property COCIC plans to purchase in the future.

Property inventory as of December 31, 2024 and 2023 for COCLT was \$0 and \$205,208, respectively. COCLT sold a property on November 24, 2020 and the property was then sold back to COCLT on November 9, 2023 for a price of \$205,208. The house was resold in July 2024. Also, during 2024, COCLT was sold back a property on August 1, 2024 for a price of \$207,373 and COCLT resold the property in October 2024.

In 2023, COCIC transferred 1 property to COCLT, 1369 N. 5th St., with a property inventory amount of \$1,762.

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**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the years ended December 31, 2024 and 2023 was as follows:

	<u>1/1/2024</u>	<u>Additions</u>	<u>Deductions</u>	<u>12/31/2024</u>
Non-Depreciable Assets:				
Land (COCLT)	\$ 233,600	-	-	\$ 233,600
Land (Landfill)	3,381,391	-	-	3,381,391
Golf Depot Land	98,492	-	-	98,492
Edna - Land	4,319	-	-	4,319
Office - Land	39,200	-	-	39,200
Edna - Work-In-Process	950,089	295,057	-	1,245,147
Office - Work-In-Process	-	-	-	-
Golf Depot - Work-In-Process	1,232,792	84,562	(1,317,354)	-
Depreciable Assets:				
Edna - Buildings & Fixtures	25,682	-	-	25,682
Office - Buildings & Fixtures	1,231,686	11,149	-	1,242,835
Golf Depot - Buildings & Fixtures	673,222	1,249,426	-	1,922,648
Total Capital Assets	7,870,473	1,640,194	(1,317,354)	8,193,313
Accumulated Depreciation	(348,835)	(94,455)	-	(443,290)
Net Capital Assets	<u>\$ 7,521,638</u>	<u>1,545,739</u>	<u>(1,317,354)</u>	<u>\$ 7,750,023</u>
	<u>1/1/2023</u>	<u>Additions</u>	<u>Deductions</u>	<u>12/31/2023</u>
Non-Depreciable Assets:				
Land (COCLT)	\$ 231,838	1,762	-	\$ 233,600
Land (Landfill)	3,381,391	-	-	3,381,391
Golf Depot Land	98,492	-	-	98,492
Edna - Land	-	4,319	-	4,319
Office - Land	39,200	-	-	39,200
Edna - Work-In-Process	136,625	813,464	-	950,089
Office - Work-In-Process	11,643	-	(11,643)	-
Golf Depot - Work-In-Process	147,993	1,084,799	-	1,232,792
Depreciable Assets:				
Edna - Buildings & Fixtures	-	25,682	-	25,682
Office - Buildings & Fixtures	1,198,237	33,449	-	1,231,686
Golf Depot - Buildings & Fixtures	657,151	16,071	-	673,222
Total Capital Assets	5,902,570	1,979,546	(11,643)	7,870,473
Accumulated Depreciation	(291,060)	(57,775)	-	(348,835)
Net Capital Assets	<u>\$ 5,611,510</u>	<u>1,921,771</u>	<u>(11,643)</u>	<u>\$ 7,521,638</u>

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

NOTE 7 – NOTES PAYABLE

	Amount Outstanding 1/1/2024	Additions	Deletions	Amount Outstanding 12/31/2024	Amounts Due in One Year
2024					
Franklin County - Direct	\$ 1,300,000	-	(100,000)	\$ 1,200,000	\$ 92,857
IFF Loan - Direct	-	269,852	-	269,852	-
Total Notes Payable	<u>\$ 1,300,000</u>	<u>269,852</u>	<u>(100,000)</u>	<u>\$ 1,469,852</u>	<u>\$ 92,857</u>
	Amount Outstanding 1/1/2023	Additions	Deletions	Amount Outstanding 12/31/2023	Amounts Due in One Year
2023					
Franklin County - Direct	\$ 1,400,000	-	(100,000)	\$ 1,300,000	\$ 92,857
Total Notes Payable	<u>\$ 1,400,000</u>	<u>-</u>	<u>(100,000)</u>	<u>\$ 1,300,000</u>	<u>\$ 92,857</u>

In December 2009, COCIC received additional working capital from the sale of a \$2,600,000, 30-year 0% interest, Ohio Air Quality Development Authority Bond which was purchased by the Community Improvement Corporation of Gahanna and immediately assigned to Franklin County. \$150,000 of the proceeds was deposited in an account at Heartland Bank to secure the repayment of the Bond. COCIC is responsible for the debt service on this Bond. The balance on December 31, 2024 was \$1,200,000. This outstanding note contains (1) a provision that in an event of default, the timing of repayment of outstanding amounts can be due immediately with an interest rate of 10% (or legal limit) and (2) if payment is not received by the due date or accelerated date an additional 5% charge will be added.

The loan agreement is considered a direct borrowing. Direct borrowings have terms negotiated directly between COCIC and the lender and are not offered for public sale. The loans have no significant finance-related terms related to events of default, termination events, or subjective acceleration clauses.

The following is the scheduled maturities of the debt agreement as of December 31, 2024:

	Principal
2025	\$ 92,857
2026	92,857
2027	92,857
2028	92,857
2029	92,857
2030 – 2034	464,285
2035 – 2038	271,430
Total	<u>\$ 1,200,000</u>

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

On December 2, 2022, COCIC's Board of Directors approved a loan not to exceed \$2,856,811 with IFF for the purpose of rehabilitating the Edna building. The loan will be a direct borrowing with IFF bearing a fixed interest rate of 6% during the construction period and 5 years thereafter. The rate will be adjusted every 5 years based on the United State Treasury obligations with the same maturity as the loan plus 3%. The loan will bear a minimum rate of 5%. COCIC subsequently closed on the IFF loan on March 22, 2023. COCIC filed an amendment to the loan to extend the construction period to March 31, 2025. COCIC intends to file a second amendment in April 2025 to extend the construction period to September 30, 2025. Payments on the loan will not be due until late 2025. During 2024, there was a total of \$269,852 of qualifying expenses. There were no qualifying expenses under the loan in 2023.

NOTE 8 – LANDFILL CLOSURE COSTS AND CHANGE IN ESTIMATE

During 2023, it was determined that the Landfill post-closure care liability was understated in accordance with GASB 18 – "Accounting for Municipal Solid Waste Landfill Closure and Post-closure Care Costs". This restatement had the following effect on net position as of December 31, 2022:

	<u>General</u>
Net Position December 31, 2022	\$15,416,003
Adjustment:	
Increase in Landfill Post-Closure Care Liability	<u>(3,737,485)</u>
Restated Net Position Fund Balance December 31, 2022	<u>\$11,678,518</u>

State and federal laws and regulations require COCIC to place a final cover on its Bedford Landfill and to perform certain maintenance and monitoring functions at the site for thirty years after closure. The Bedford Landfill was officially closed June 13, 2008.

The \$3,496,362 and \$3,710,935 reported as landfill closure and post-closure care liability on December 31, 2024 and 2023, respectively, represents the remaining estimated cost of closure and post-closure care. Total expenditures in 2024 and 2023 for this liability were \$214,573 and \$237,468, respectively.

The original Ohio Environmental Protection Agency order for the landfill dated in 2005 required a financial assurance for both post closure care and for contingencies. COCIC has successfully managed the post-closure care since the landfill was closed in 2009. COCIC continues to recognize the expected cost of future post closure care through 2038 as a liability to COCIC. COCIC believes it has sufficient assets and will have sufficient future revenues to continue to manage costs for the landfill. Additionally, the City of Gahanna is required to pay up to \$50,000 per year to COCIC to help cover the costs for the required care.

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**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

NOTE 9 – GRANT REVENUES

Beginning in 2020 COCLT began receiving funds from the City of Columbus to fund the mission of providing affordable housing for income qualified buyers within the incorporated limits of the City. The funds are used to reduce the purchase price of houses developed for COCLT for income qualified buyers to make them affordable. In October 2021, COCLT entered into an agreement with the City of Columbus for \$3.060 million to fund the program. In October 2022, an additional agreement for \$4 million of funding for the program was executed. In February 2024 and September 2024, additional agreements with the City of Columbus for \$4 million of funding for the program were executed, totaling \$8 million. During 2024, and 2023, \$4,810,738 and \$6,388,253 has been drawn on the grants respectively. At December 31, 2024 and December 31, 2023, COCLT had grants receivable totaling \$155,476 and \$3,251,000, which have been included in the total drawn amounts. During 2024, and 2023, Administrative draws totaled \$800,000 and \$306,000, respectively. A balance of \$411,346 and \$2,023,031 remains on the grants as of December 31, 2024 and 2023, respectively. The grants are reimbursable grants therefore, a receivable for the remaining balance of the undrawn funds has not been established.

In 2020, COCLT entered into an agreement with the Franklin County Commissioners (Economic Development & Planning office) for \$2.375 million to start COCLT projects within Franklin County. The funds are used to reduce the purchase price of houses developed for COCLT for income qualified buyers to make them affordable. In December 2021, the grant agreement was modified to extend the draw period through December 31, 2022 and an additional \$2.375 million was also awarded for a total of \$4.75 million. During 2023 and 2022, \$0 and \$1,826,353 respectively, has been drawn on the grants. A balance of \$2,871,420 is still remaining on the grants as of December 31, 2023 and 2022 respectively due the grant expiring at the end of 2022, so there was no ability to draw additional funds in 2023.

During 2021, Franklin County and COCLT began establishing a Construction Financing Fund (CFF) to fund the cost of construction when COCLT is the developer on projects. The fund is a revolving fund that is replenished by completed home sales. It was also to be replenished by Franklin County grant money. In December 2021, the Franklin County Commissioners approved a \$2.625 million grant to fund the CFF. The grant was paid in full in January 2022 and COCLT recognized grant income at that time. During 2023, COCLT constructed 13 homes totaling \$2,693,431 using the CFF funding and sold 5 of those properties for a total of \$966,000 and received proceeds of \$694,297. During 2024, COCLT spent \$1,115,331 in construction costs and sold 8 of those properties for a total of \$1,563,000 and received proceeds of \$1,135,099. In September 2024, COCLT received a \$2.8 million grant from Franklin County. COCLT invoiced the County \$2.4 million for the 13 homes sold in 2023 and 2024. The balance of the revolving CFF received is \$2,625,000 at December 31, 2024. The balance of the Franklin County grant is \$373,928 at December 31, 2024.

In January 2023, COCIC was awarded a \$21,468,851 grant from the Ohio Department of Development (ODOD) for the “Building Demolition and Site Revitalization Program”. The grant is for the reimbursement of costs related to the demolition of blighted commercial and residential buildings and revitalization of surrounding areas specifically identified within the grant application. During 2024 and 2023, \$6,985,902 and \$13,912,982 has been drawn or accrued on the grant. At December 31, 2024 and December 31, 2023, COCIC has a receivable due from the ODOD totaling \$899,366 and \$1,677,633, which has been included in the total drawn amounts. A balance of \$570,068 is remaining on the grant as of December 31, 2024. Since the grant is a reimbursable grant, a receivable for the remaining balance was not established for the undrawn funds.

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

On December 23, 2022, COCLT was awarded a \$500,000 grant from the “Consolidated Appropriations Act, 2023” for the preservation and rehabilitation of the Edna building. The funds were awarded under the “FY2023 Save America’s Treasures Congressionally Directed Spending Awards” administered by the National Park Service. The grant is a reimbursable grant requiring a 50% match from COCLT. As of December 31, 2024, COCLT has not received a definitive response regarding this grant, therefore a receivable was not established.

On December 20, 2023, COCIC was awarded a tax credit allocation agreement from the Ohio Historic Preservation Tax Credit Program totaling \$520,000 for the preservation and rehabilitation of the Edna Building. Due to COCIC being a non-profit organization, the tax credit does not apply to the business model. Therefore, the tax credits will be sold to a private investor. COCIC will not attempt to sell the tax credit until additional work is completed on the Edna project. At this time, COCIC does not have an estimate on the likely success of selling the credit and they do not have an estimate of the potential value if they can sell the credit. Therefore, no value has been recognized for this tax credit as of December 31, 2024.

NOTE 10 – INTERFUND TRANSACTIONS

Interfund balances at December 31, 2024 consisted of \$2,032,049 interfund payable to COCIC from COCLT relating to the timing of grant monies and \$725 interfund payable from PCR2.

Interfund balances at December 31, 2023 consisted of \$1,521,469 interfund payable to COCIC from COCLT relating to the timing of grant monies and \$725 interfund payable from PCR2.

As the statement of net position reports the COCLT and PCR2 activity as part of the COCIC, the balance is not presented.

NOTE 11 – RISK MANAGEMENT

Commercial Insurance

COCIC has obtained commercial insurance for the following risks:

- Comprehensive property and general liability
- Builders Risk
- Vehicles
- Environmental Insurance
- Directors and Officers Insurance

Settled claims have not exceeded commercial coverage in the past three years and there has been no significant decrease in coverage from the prior year.

NOTE 12 – EMPLOYEE BENEFIT 401(k) PLAN

COCIC offers a defined contribution 401(k) plan to its employees. Eligible employees must be at least 21 years of age, have 12 consecutive months of service and have worked at least 1,000 hours. Under the plan, COCIC may make an employer discretionary contribution, which is vested 100% at the time of contribution.

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

The plan also allows eligible employees to contribute from 1% up to 90% of their salary and wages. The employer and employee contributions are not to exceed Internal Revenue Service limits. COCIC's contribution expense at the end of December 31, 2024 and 2023 was \$49,500 and \$44,000, respectively.

NOTE 13 – LEASE AGREEMENTS – LESSOR DISCLOSURE

During 2022 COCIC implemented GASB 87, Leases. The Statement establishes a single model for evaluating and recording leases with the basic principle that all leases are financings of the right to use an asset. The statement requires that the lessor record a lease receivable and a deferred inflow of resources to record the revenues related to the lease. COCIC as lessor, is leasing part of the Land Bank office space to the City of Columbus Land Redevelopment Office, the city's land bank office. The lease began in February 2017 and was scheduled to end on January 31, 2024, with an annual lease renewal. At the beginning of 2024, an amendment to the lease agreement was made to expire the lease on December 31, 2025.

During 2024 and 2023 COCIC recognized \$21,542 and \$21,542 respectively, in deferred inflows as revenue related to the lease arrangement. The lease was reassessed in 2023 because of the amendment to expire the lease on December 31, 2025. Future lease payments under the non-cancellable lease are as follows:

	Principal	Interest	Total
2025	21,765	298	22,063
Total	\$21,765	298	\$22,063

On August 15, 2024, COCIC as lessor, is leasing a building located at 789 Science Blvd., Building #3, Gahanna, Ohio to Hammond Golf Group. The lease is a 36-month lease with rent being \$2,500 per month with an option to renew for 2 consecutive years where rent would increase to \$2,675 in option year one and to \$2,683 in option year two. Per GASB 87, COCIC recorded a lease receivable and a corresponding deferred inflow of resources of \$138,701 at the commencement of the lease term. As of December 31, 2024, the following amounts were recognized related to this lease:

Lease Receivables	(\$ 7,869)
Deferred Inflows	(\$ 9,247)
Interest Revenue	\$ 2,131
Lease Revenue	\$ 9,247

For purposes of GASB 87, the options to extend the lease are reasonably certain of being exercised and therefore have been included in the lease receivable which assumes a 60-month period. The future lease payments to be received as December 31, 2024 are as follows:

	Principal	Interest	Total
2025	24,359	5,641	30,000
2026	25,532	4,468	30,000
2027	27,465	3,235	30,700
2028	30,981	1,867	32,848
2029	22,497	399	22,896
Total	\$130,834	15,610	\$146,444

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

During 2019 COCIC entered into a lease management agreement with the City of Columbus and two private entities. While COCIC holds legal title to the two properties, the City of Columbus maintains control over all decision making and bears all costs associated with the properties. Rent received from the tenants is passed through to the City of Columbus. As a result, COCIC has deemed that the arrangement does not constitute leases under GASB. COCIC earns a 10% management fee on the rental payments received from the private tenants. Admin income earned in 2024 and 2023 was \$5,407 and \$5,407 respectively.

NOTE 14 – CONTINGENT LIABILITIES

Amounts grantor agencies pay to COCIC are subject to audit and adjustment by the grantor. The grantor may require refunding any disallowed costs. Management cannot presently determine amounts grantors may disallow.

COCIC is also subject to litigation and claims. In the opinion of management, the ultimate liabilities, if any, resulting from such litigation and claims will not materially affect the financial position of COCIC.

NOTE 15 – SUBSEQUENT EVENTS

In March 2025, the eligibility period for the “Building Demolition and Site Revitalization Program” was extended to May 31, 2025. See note 9 for more information on the “Building Demolition and Site Revitalization Program.”

On January 20, 2020, COCIC entered into a Real Estate Purchase Agreement with a third-party (the “Buyer”) pursuant to which COCIC agreed to convey approximately 12.287 acres of unimproved property that it owned located on the west side of the metro Columbus, Ohio area in Prairie Township, Ohio in exchange for a purchase price of \$650,000 from the Buyer and post-closing commitments by the Buyer to undertake construction and development on the property within certain timeframes for an affordable housing project with a senior affordable housing component. On February 3, 2023, the Board of COCIC authorized COCIC to seek legal action against the Buyer and on February 24, 2023, COCIC filed a complaint in the Franklin County, Ohio Court of Common Pleas against the Buyer seeking various remedies. As of April 2025, prior to scheduled court hearings, a tentative settlement has been reached with both parties awaiting a market value appraisal to move forward with the settlement process. COCIC does not expect the settlement to have a significant impact on its financial condition.

NOTE 16 – BLENDED COMPONENT UNIT

Condensed combining information for COCIC’s blended component units are presented as follows:

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**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
BLENDED COMPONENT UNITS
AT DECEMBER 31, 2024 AND 2023**

	COCLT		PCR2		TOTAL	
	2024	2023	2024	2023	2024	2023
ASSETS						
Current Assets						
Cash and Cash Equivalents	\$ 7,038,546	\$ 1,819,571	\$ 33,160	\$ 33,160	\$ 7,071,706	\$ 1,852,731
Accounts Receivable	51,300	400,580	-	-	51,300	400,580
Grants Receivable	150,476	3,251,000	-	-	150,476	3,251,000
Property Inventory	-	205,208	-	-	-	205,208
Prepays and Other Assets	14,828	5,648	-	-	14,828	5,648
Total Current Assets	<u>7,255,150</u>	<u>5,682,007</u>	<u>33,160</u>	<u>33,160</u>	<u>7,288,310</u>	<u>5,715,167</u>
Noncurrent Assets:						
Capital Assets:						
COCLT Land	233,600	233,600	-	-	233,600	233,600
Net Capital Assets	<u>233,600</u>	<u>233,600</u>	<u>-</u>	<u>-</u>	<u>233,600</u>	<u>233,600</u>
Total Noncurrent Assets	<u>233,600</u>	<u>233,600</u>	<u>-</u>	<u>-</u>	<u>233,600</u>	<u>233,600</u>
TOTAL ASSETS	7,488,750	5,915,607	33,160	33,160	7,521,910	5,948,767
LIABILITIES						
Current Liabilities:						
Accounts Payable	1,434,249	1,261,366	-	-	1,434,249	1,261,366
Intercompany Payable	2,032,049	1,521,469	725	725	2,032,774	1,522,194
Total Current Liabilities	<u>3,466,298</u>	<u>2,782,835</u>	<u>725</u>	<u>725</u>	<u>3,467,023</u>	<u>2,783,560</u>
TOTAL LIABILITIES	3,466,298	2,782,835	725	725	3,467,023	2,783,560
NET POSITION						
Investment in Capital Assets	233,600	233,600	-	-	233,600	233,600
Unrestricted	<u>3,788,852</u>	<u>2,899,172</u>	<u>32,435</u>	<u>32,435</u>	<u>3,821,287</u>	<u>2,931,607</u>
TOTAL NET POSITION	\$ 4,022,452	\$ 3,132,772	\$ 32,435	\$ 32,435	\$ 4,054,887	\$ 3,165,207

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
BLENDED COMPONENT UNITS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

	COCLT		PCR2		TOTAL	
	2024	2023	2024	2023	2024	2023
Operating Revenues						
Grant Revenues	\$ 8,103,109	\$ 6,732,254	\$ -	\$ -	\$ 8,103,109	\$ 6,732,254
Land Lease Income	32,205	20,100	-	-	32,205	20,100
Home Sales	6,420,772	3,733,297	-	-	6,420,772	3,733,297
Total Operating Revenues	14,556,086	10,485,651	-	-	14,556,086	10,485,651
Operating Expenses						
Construction and Development	13,476,455	11,847,877	-	-	13,476,455	11,847,877
Legal and Professional Expense	114,121	105,223	-	-	114,121	105,223
Meeting Expense	2,525	623	-	-	2,525	623
Office Expense	7,558	11,404	-	-	7,558	11,404
Staff Training and Travel Expense	1,589	14	-	-	1,589	14
Other Expense	65,740	105,684	-	445	65,740	106,129
Total Operating Expenses	13,667,988	\$ 12,070,825	-	445	13,667,988	12,071,270
Operating Income (Loss)	\$ 888,098	\$ (1,585,174)	-	(445)	888,098	(1,585,619)
Non-Operating Revenues (Expenses)						
Interest	1,582	3,845	-	-	1,582	3,845
Total Non-Operating Revenues (Expenses)	1,582	\$ 3,845	-	-	1,582	3,845
Change in Net Position	\$ 889,680	\$ (1,581,329)	-	(445)	889,680	(1,581,774)
Net Position, Beginning of Year	3,132,772	4,714,101	32,435	32,880	3,165,207	4,746,981
Net Position, End of Year	\$ 4,022,452	\$ 3,132,772	\$ 32,435	\$ 32,435	\$ 4,054,887	\$ 3,165,207

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
BLENDED COMPONENT UNITS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

	COCLT		PCR2		TOTAL	
	2024	2023	2024	2023	2024	2023
Cash Flows from Operating Activities						
Grant Receipts	\$ 11,543,551	\$ 4,438,519	\$ -	\$ -	\$ 11,543,551	\$ 4,438,519
Land Lease Income	32,205	20,100	-	-	32,205	20,100
Home Sales	6,416,899	3,900,341	-	-	6,416,899	3,900,341
Construction and Development Expense	(13,271,210)	(11,492,350)	-	-	(13,271,210)	(11,492,350)
Insurance Expense	(6,246)	(16,651)	-	-	(6,246)	(16,651)
Legal and Professional Expense	(112,349)	(89,262)	-	-	(112,349)	(89,262)
Meeting Expense	(2,525)	2,605	-	-	(2,525)	2,605
Office Expense	(4,200)	(10,393)	-	-	(4,200)	(10,393)
Staff Training and Travel Expense	-	(6,900)	-	-	-	(6,900)
Other Operating Payments	(37,334)	(64,146)	-	-	(37,334)	(64,146)
Net Cash (Used)/Provided by Operating Activities	4,558,791	(3,318,137)	-	-	4,558,791	(3,318,137)
Cash Flows from Non-Capital Financing Activities						
Interest	1,583	3,846	-	-	1,583	3,846
Transfers	453,393	1,500,000	-	-	453,393	1,500,000
Net Cash Provided/Used by Non-Capital Financing Activities	454,976	1,503,846	-	-	454,976	1,503,846
Cash Flows from Capital and Related Financing Activities						
Sale (Purchase) of Real Property	205,208	(205,208)	-	-	205,208	(205,208)
Net Cash Used In Capital and Related Financing Activities	205,208	(205,208)	-	-	205,208	(205,208)
Net Change in Cash and Cash Equivalents	5,218,975	(2,019,499)	-	-	5,218,975	(2,019,499)
Cash and Cash Equivalents Beginning of Year	1,819,571	3,839,070	33,160	33,160	1,852,731	3,872,230
Cash and Cash Equivalents End of Year	\$ 7,038,546	\$ 1,819,571	\$ 33,160	\$ 33,160	\$ 7,071,706	\$ 1,852,731
Cash and Cash Equivalents - Current	\$ 7,038,546	\$ 1,819,571	\$ 33,160	\$ 33,160	\$ 7,071,706	\$ 1,852,731
Cash and Cash Equivalents - Noncurrent	-	-	-	-	-	-
Total Cash and Cash Equivalents	\$ 7,038,546	\$ 1,819,571	\$ 33,160	\$ 33,160	\$ 7,071,706	\$ 1,852,731

**CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION
FRANKLIN COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS
BLENDED COMPONENT UNITS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

(Continued)

Reconciliation of Operating Income/(Loss) to Net Cash Provided by (Used In) Operating Activities	COCLT		PCR2		TOTAL	
	2024	2023	2024	2023	2024	2023
Operating Income (Loss)	\$ 888,098	\$ (1,585,174)	\$ -	\$ (445)	\$ 888,098	\$ (1,585,619)
(Increase) Decrease in Assets:						
Accounts Receivable	349,280	(232,818)	-	-	349,280	(232,818)
Grants Receivable	3,100,524	(1,897,655)	-	-	3,100,524	(1,897,655)
Property Inventory	-	(1,762)	-	-	-	(1,762)
Prepaid Items	(9,180)	17,448	-	-	(9,180)	17,448
Increase (Decrease) in Liabilities:						
Accounts Payable	172,883	391,246	-	-	172,883	391,246
Intercompany Payable	57,186	(9,422)	-	445	57,186	(8,977)
Net Cash Provided by (Used In) Operating Activities	\$ 4,558,791	\$ (3,318,137)	\$ -	\$ -	\$ 4,558,791	\$ (3,318,137)

**Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other
Matters Based on an Audit of Financial Statements Performed in Accordance With
*Government Auditing Standards***

Central Ohio Community Improvement Corporation
Franklin County
845 Parsons Avenue
Columbus, Ohio 43206

To the Members of 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, the financial statements of Central Ohio Community Improvement Corporation, Franklin County, Ohio, as of and for the years ended December 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise Central Ohio Community Improvement Corporation's basic financial statements, and have issued our report thereon dated June 26, 2025, wherein we noted as described in Note 8 to the financial statements, Central Ohio Community Improvement Corporation's Landfill post-closure care liability estimate was understated in accordance with GASB 18 – "Accounting for Municipal Solid Waste Landfill Closure and Post-closure Care Costs" and the net position at December 31, 2022 was restated to reflect the increase in the estimated post-closure care liability.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Central Ohio Community Improvement 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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Central Ohio Community Improvement Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of Central Ohio Community Improvement 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 Central Ohio Community Improvement 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.

Central Ohio Community Improvement Corporation

Franklin County

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters

Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Central Ohio Community Improvement 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 Central Ohio Community Improvement 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 Central Ohio Community Improvement Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Julian & Grube, Inc.".

Julian & Grube, Inc.

June 26, 2025

OHIO AUDITOR OF STATE KEITH FABER



CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

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 8/19/2025

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