



OHIO AUDITOR OF STATE  
**KEITH FABER**





**LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY  
DECEMBER 31, 2023 AND 2022**

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# OHIO AUDITOR OF STATE KEITH FABER



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## INDEPENDENT AUDITOR'S REPORT

Liberty Community Infrastructure Financing Authority  
Delaware County  
585 South Front Street, Suite 220  
Columbus, Ohio 43215

To the Board of Trustees:

### Report on the Audit of the Financial Statements

#### ***Opinion***

We have audited the financial statements of the Liberty Community Infrastructure Financing Authority, Delaware County, Ohio (the Authority), as of and for the years ended December 31, 2023, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the Liberty Community Infrastructure Financing Authority, Delaware County, Ohio as of December 31, 2023, 2022 and 2021, and the changes in financial position and its cash flows for the years then ended in accordance with the accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for 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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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 Authority's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis 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 July 24, 2025, on our consideration of the Authority'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 Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

KEITH FABER  
Ohio Auditor of State



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

July 24, 2025

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**LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2023 and 2022  
(UNAUDITED)**

The management's discussion and analysis of the Liberty Community Infrastructure Financing Authority, Delaware, Ohio, (the Authority), financial performance provides an overall review of the Authority's financial activities for the fiscal years ended December 31, 2023 and 2022. The intent of this discussion and analysis is to look at the Authority's financial performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the Authority's financial performance.

**Financial Highlights**

- Net position at December 31, 2023 totaled a negative 13,385,976. Net position at December 31, 2022 totaled a negative 15,868,193. The negative net position is caused by the accrued interest of bonds, principal payable, deferred revenues, and gain on refinance of debt.
- The Authority's short-term debt decreased in 2023 by \$104,447 and decreased in 2022 by \$201,074. The Authority's long-term debt decreased by \$1,935,000 in 2023 and decreased by \$1,888,530 in 2022. In addition, the Authority has intergovernmental bonds with the City of Powell in the amount of \$6,270,000 as of December 31, 2023.. Both the Authority's debt (Series 2019 Bond and the intergovernmental bonds to the City of Powell), will be paid through the collection of community development charges imposed on the owners of the parcels benefiting from the initial financing of the capital asset construction.
- It has been the Authority's policy to invest excess funds in Federally-backed investments, primary with the State of Ohio investments Star Ohio.

**Overview of the Financial Statements**

This annual report consists of a series of financial statements and notes to those statements. These statements are organized so the reader can understand the Authority's financial activities and financial position. The *Statement of Net Position* and *Statement of Revenues, Expenses, and Changes in Net Position* provide information about the activities of the Authority, including all short-term and long-term financial resources and obligations. Enterprise accounting uses a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities, and deferred inflows of resources are included in the Statement of Net Position.

The Statement of Net Position represents the financial position of the Authority. The Statement of Revenues, Expenses, and Changes in Net Position presents increases (e.g., revenues) and decreases (e.g., expenses) in net total position. The Statement of Cash Flows reflects how the Authority finances and meets its cash flow needs. Finally, the notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided on the basic financial statements.

**Statement of Net Position, Statement of Revenues, Expenses, and Changes in Net Position and the Statement of Cash Flows**

These financials look at all financial transactions and asks the question, How did we do financially? The Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Net Position answer this question. These statements include *all assets, liabilities, revenues, and expenses* using the *accrual basis of accounting*, similar to the accounting used by most private-sector companies. The basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash is received or paid.

**LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2023 and 2022  
(UNAUDITED)**

These two statements report the Authority's *net position* and changes in net position. This change in net position is important because it tells the reader that, for the Authority as a whole, the *financial position* of the Authority has improved or diminished. The causes of this change may be the result of many factors, some financial, some not. These statements can be found on pages 6 thru 8 of this report.

The Statement of Cash Flows provides information about how the Authority finances and meets the cash flow needs of its operations. The Statement of Cash Flows can be found on pages 9 to 10 of this report.

The basic financial statements also include notes that explain some of the information in the financial statements and provide more detailed data.

**Financial Analysis**

Table 1 provides a summary of Authority's net position for fiscal years 2023, 2022, and 2021.

Table 1 - Net Position

|                                     | <u><b>2023</b></u>  | <u><b>2022</b></u>  | <u><b>2021</b></u>  |
|-------------------------------------|---------------------|---------------------|---------------------|
| <b>Assets:</b>                      |                     |                     |                     |
| Current Assets                      | \$4,020,820         | \$3,332,089         | \$2,935,672         |
| Non-current Assets                  | 1,420,205           | 777,978             | 893,501             |
| <b>Total Assets</b>                 | <u>\$5,441,025</u>  | <u>\$4,110,067</u>  | <u>\$3,829,173</u>  |
|                                     |                     |                     |                     |
|                                     | <u><b>2023</b></u>  | <u><b>2022</b></u>  | <u><b>2021</b></u>  |
| <b>Liabilities:</b>                 |                     |                     |                     |
| Current Liabilities                 | \$2,395,193         | \$2,499,640         | \$2,700,714         |
| Long Term Liabilities               | <u>12,335,000</u>   | <u>14,270,000</u>   | <u>16,158,530</u>   |
| <b>Total Liabilities</b>            | 14,730,193          | 16,769,640          | 18,859,244          |
|                                     |                     |                     |                     |
| Total Deferred Inflows of Resources | 4,096,808           | 3,208,620           | 3,200,052           |
| <b>Net Position:</b>                |                     |                     |                     |
| Unrestricted                        | <u>(13,385,976)</u> | <u>(15,868,193)</u> | <u>(18,230,123)</u> |
| <b>Total Net Position</b>           | <u>(13,385,976)</u> | <u>(15,868,193)</u> | <u>(18,230,123)</u> |

**LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2023 and 2022  
(UNAUDITED)**

Table 2  
Change in Net Position

|  | <u>2023</u>        | <u>2022</u>        | <u>2021</u>        |
|--|--------------------|--------------------|--------------------|
| <b>Operating Revenue</b>                 | \$2,873,373        | \$2,902,059        | \$2,861,806        |
| <b>Operating Expenses</b>                | (50,938)           | (85,073)           | (109,493)          |
| <b>Non-Operating Revenues/(Expenses)</b> |                    |                    |                    |
| Earnings on Investments/Other Income     | 108,580            | 28,609             | 4,812              |
| Realized (Loss) on Investments           | -                  | -                  | (9,435)            |
| Unrealized (Loss) on Investments         | -                  | -                  | (176,787)          |
| Interest Expense--Series 2019 Bonds      | (242,030)          | (250,664)          | (273,897)          |
| City of Powell Interest Expenses on Debt | (219,600)          | (247,295)          | (191,205)          |
| Interest Expense- 2021 ST Loan           | (7,593)            | (5,976)            | (1,279)            |
| Debt Issue Costs                         |                    |                    | (83,213)           |
| Transfers from Other Authority           | 20,425             | 20,270             | 18,540             |
| <b>Total Change in Net Position</b>      | <u>\$2,482,217</u> | <u>\$2,361,930</u> | <u>\$2,039,849</u> |

**Change in Net Position**

Change in net position has experienced increase from 2021 to 2023 because of several factors. The main factors are the decrease of Interest Expense—Series 2019 Bonds and increase of Earnings on Investments/Other Income. Operating expenses have decreased, significantly from 2022 to 2023 (about 40%) and much more modestly from 2021 to 2022 (22.5%).

The Authority incurred overall decreases in interest or debt service costs in 2023 from 2022 by \$34,712. These reduction in debt service cost was due to decreasing principal balances and on-going restructuring of debt to lower costs options.

**Community Development Charge**

Revenue from Community Development Charge paid by each owner of a chargeable parcel will be used to pay off the debt incurred to acquire/construct the asset that have subsequently donated to other local governments. The Community Development Charge is calculated on thirty-five percent of the assessed value of chargeable property, which includes buildings, structures, and improvements. The amount of revenue will increase in years when available parcels are sold and improvements are made, thus increasing the total assessed value of chargeable property.

**LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2023 and 2022  
(UNAUDITED)**

**Budgeting**

The Authority is not required to follow the budgetary provisions set forth in Ohio Revised Code Chapter 5705.

**Contacting Authority's Financial Management**

This financial report is designed to provide citizens, taxpayers, investors, and creditors with a general overview of the Authority's finances and to reflect the Authority's accountability for the monies it receives. Questions concerning any of the information in this report or requests for additional information should be directed to John Parns, Treasurer, Liberty Community Infrastructure Financing Authority, 400 South 5th Street, Suite 220, Columbus, Ohio 43215, (614) 224-3078.

# Liberty Community Infrastructure Financing Authority

## Statements of Net Position As of December 31, 2023 and 2022

|   | <u>2023</u>            | <u>2022</u>            |
|---|------------------------|------------------------|
| <b>ASSETS</b>                                       |                        |                        |
| Current Assets                                      |                        |                        |
| Cash and Cash Equivalents                           | \$ 134,709             | \$ 358,901             |
| Other Current Assets                                |                        |                        |
| Community Development Charges Accounts Receivable   | 3,886,111              | 2,973,188              |
| Total Current Assets                                | 4,020,820              | 3,332,089              |
| Restricted Assets: Funds Held by Bond Trustee       | 1,420,205              | 777,978                |
| Total Non-Current Assets                            | 1,420,205              | 777,978                |
| <b>TOTAL ASSETS</b>                                 | <u>\$ 5,441,025</u>    | <u>\$ 4,110,067</u>    |
| <b>LIABILITIES</b>                                  |                        |                        |
| Liabilities   |                        |                        |
| Current Liabilities                                 |                        |                        |
| Accounts Payable                                    | \$ 14,483              | \$ 21,320              |
| Other Current Liabilities                           |                        |                        |
| Series 2019 A Accrued Interest                      | 21,586                 | 22,336                 |
| Accrued Interest City of Powell                     | 16,333                 | 9,367                  |
| Accrued Interest Series 2021 Bonds                  | 6,367                  | 8,533                  |
| Accrued Interest ST Loan series 2021                | 1,424                  | 3,084                  |
| ST Loan series 2021                                 | 400,000                | 550,000                |
| Series 2019A Bond Payable - ST                      | 235,000                | 225,000                |
| Intergovernmental Debt Payable                      | 1,700,000              | 1,660,000              |
| Total Other Current Liabilities                     | 2,380,710              | 2,478,320              |
| Total Current Liabilities                           | 2,395,193              | 2,499,640              |
| Non-Current Liabilities                             |                        |                        |
| Series 2019 A Bond Payable LT                       | 7,765,000              | 8,000,000              |
| Intergovernmental Debt Payable                      |                        |                        |
| City of Powell 2021 Bonds                           | 2,490,000              | 3,820,000              |
| City of Powell 2015 Bonds                           | 2,080,000              | 2,450,000              |
| Total Intergovernmental Debt                        | 4,570,000              | 6,270,000              |
| Total Non-Current Liabilities                       | 12,335,000             | 14,270,000             |
| Total Liabilities                                   | 14,730,193             | 16,769,640             |
| Deferred Inflows of Resources                       |                        |                        |
| Community Charge Revenues                           | 3,816,153              | 2,902,719              |
| Gain on refinance of debt                           | 280,655                | 305,901                |
| Total Deferred Inflows of Resources                 | 4,096,808              | 3,208,620              |
| Total Liabilities and Deferred Inflows of Resources | 18,827,001             | 19,978,260             |
| <b>NET POSITION</b>                                 |                        |                        |
| Unrestricted Net Position - (Deficit)               | (13,385,976)           | (15,868,193)           |
| Total Net Position                                  | <u>\$ (13,385,976)</u> | <u>\$ (15,868,193)</u> |

See the accompanying notes.

**Liberty Community Infrastructure Financing Authority**  
**Statements of Revenues, Expenses and Changes in Net Position**  
As of December 31, 2023 and 2022

|   | <u>2023</u>                   | <u>2022</u>                   |
|---|-------------------------------|-------------------------------|
| <b>OPERATING REVENUE (EXPENSE)</b>                        |                               |                               |
| Operating Revenues  |                               |                               |
| Community Development Charges                             | \$ 2,873,373                  | \$ 2,902,059                  |
| Total Operating Revenues                                  | <u>2,873,373</u>              | <u>2,902,059</u>              |
| Operating Expense   |                               |                               |
| Treasurer Office Expense                                  | 24,791                        | 37,277                        |
| Legal Expense   | 14,706                        | 33,378                        |
| Auditor Expense   | 3,280                         | 5,658                         |
| Trustee Fees  | 2,250                         | 2,250                         |
| Communication Expense                                     | 77                            | -                             |
| Office Expense  | 750                           | -                             |
| Bank Fees   | 496                           | 718                           |
| Insurance Expense   | 2,764                         | 3,001                         |
| Board Meeting Expense                                     | 300                           | 250                           |
| Delaware Collection Fees                                  | 1,242                         | 1,987                         |
| Other Fee Expense   | 282                           | 554                           |
| Total Operating Expense                                   | <u>50,938</u>                 | <u>85,073</u>                 |
| <b>OPERATING INCOME</b>                                   | <u>2,822,435</u>              | <u>2,816,986</u>              |
| <b>NON-OPERATING REVENUE (EXPENSE)</b>                    |                               |                               |
| Other revenues  |                               |                               |
| Dividend & Interest Income                                | 108,580                       | 28,609                        |
| Total Other Revenues                                      | <u>108,580</u>                | <u>28,609</u>                 |
| Other Expense   |                               |                               |
| Interest Expense  | 242,030                       | 250,664                       |
| City of Powell Interest                                   | 219,600                       | 247,295                       |
| Interest Expense--2021 ST Loan                            | 7,593                         | 5,976                         |
| Total Other Expenses                                      | <u>469,223</u>                | <u>503,935</u>                |
| <b>TOTAL NON-OPERATING REVENUE (EXPENSE)</b>              | <u>(360,643)</u>              | <u>(475,326)</u>              |
| Change in Net Position Before Intergovernmental Transfers | 2,461,792                     | 2,341,660                     |
| Intergovernmental Transfers                               |                               |                               |
| Transfers from Powell CIFA                                | 20,425                        | 20,270                        |
| Total Change in Net Positions                             | <u>2,482,217</u>              | <u>2,361,930</u>              |
| Beginning Net Position (Deficit)                          | <u>(15,868,193)</u>           | <u>(18,230,123)</u>           |
| Ending Net Position (Deficit)                             | <u><u>\$ (13,385,976)</u></u> | <u><u>\$ (15,868,193)</u></u> |

See the accompanying notes.

# Liberty Community Infrastructure Financing Authority

## Statements of Cash Flows As of December 31, 2023 and 2022

|  | <u>2023</u>         | <u>2022</u>         |
|--|---------------------|---------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>  |                     |                     |
| Cash received from Community Development Charges   | \$ 2,872,641        | \$ 2,869,739        |
| Cash payments for treasurer expenses   | (35,798)            | (35,373)            |
| Cash payments for legal fees   | (10,268)            | (59,452)            |
| Cash payments for auditing fees  | (3,465)             | (5,474)             |
| Cash payments for bank fees  | (496)               | (674)               |
| Cash payments for insurance  | (2,848)             | (2,917)             |
| Cash payments for board meeting expenses   | (300)               | (250)               |
| Cash payments for other expenses   | (3,359)             | (2,791)             |
| Net Cash Provided by Operating Activities  | <u>2,816,107</u>    | <u>2,762,808</u>    |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>  |                     |                     |
| Principal Payment for 2021 ST Loan   | (550,000)           | (775,000)           |
| Cash Redemption from 2021 ST Loan  | 400,000             | 550,000             |
| Interest payment on ST Loan  | -                   | (4,171)             |
| Interest, dividends and other revenues   | 62,636              | 16,959              |
| Cash received from other Authority   | 20,425              | 20,270              |
| Net Cash Provided by/(Used in) Investing Activities  | <u>(66,939)</u>     | <u>(191,942)</u>    |
| <b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>                                |                     |                     |
| City of Powell Notes principal payments  | (1,660,000)         | (1,620,000)         |
| 2019A principal payments   | (225,000)           | (215,000)           |
| Interest paid on 2019A bonds   | (268,026)           | (276,626)           |
| Interest on City of Powell Notes   | (224,053)           | (254,100)           |
| Net Transfer (from)/to Cash Accounts (to)/from Trustee Accounts                                | (596,281)           | 127,129             |
| Net Cash Used in Capital and Related Financing Activities                                      | <u>(2,973,360)</u>  | <u>(2,238,597)</u>  |
| Net Increase (Decrease) in Cash  | (224,192)           | 332,269             |
| Cash, Beginning of year  | 358,901             | 26,632              |
| Cash, End of year  | <u>\$ 134,709</u>   | <u>\$ 358,901</u>   |
| <b>RECONCILIATION OF NET OPERATING INCOME TO<br/>NET CASH PROVIDED BY OPERATING ACTIVITIES</b> |                     |                     |
| Operating income   | \$ 2,822,435        | \$ 2,816,986        |
| Adjustments of Operating Income to Net Cash Provided by<br>Operating Activities:               |                     |                     |
| Decrease in receivables  | (912,923)           | (64,148)            |
| Increase in Deferred Inflows: Community Charge Revenues  | 913,434             | 33,814              |
| (Decrease)/Increase in accounts payable  | (6,839)             | (23,844)            |
| Net Cash Provided by Operating Activities  | <u>\$ 2,816,107</u> | <u>\$ 2,762,808</u> |

See the accompanying notes.

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

**NOTE 1 – REPORTING ENTITY**

The Liberty Community Infrastructure Financing Authority, Delaware County, Ohio (the Authority) is a “community authority” created pursuant to Chapter 349 of the Ohio Revised Code (the Act). On August 1, 2000, Triangle Real Estate (the Developer) filed a petition (the Petition) for creation of the Authority with the Board of County Commissioners of Delaware County, Ohio. The Petition, which may be subject to amendment or change, 2019 allows the Authority to finance the costs of publicly owned and operated community facilities with assessed Community Development Charges. In accordance with the Act, the Petition was accepted by the County Commissioners’ Resolution No. 00-748 and approved September 11, 2000. By its Resolution, the County Commissioners determined that the new community district would be conducive to the public health, safety, convenience and welfare, and that it was intended to result in the development of a new community as described in the Act. The Authority thereby organized as a body corporate and politic in the State. On November 18, 2002, the County Commissioners, by their resolution amended the Petition to add certain territory to the area comprising the Authority.

On December 17, 2003, the Authority, the City of Powell (the City) and the Developer agreed, by a First Amendment to the Pre-Annexation Agreement, to adding land to the District. This application was filed with the Delaware County Commissioners on March 29, 2004. The properties were added on April 29, 2004.

The Authority is governed by a seven member Board of Trustees. At inception, the Board of County Commissioners of Delaware County appointed four of the trustees and the remaining three were appointed by the Developer. All appointed trustees have since been replaced by elected citizen members who have residence within the community authority.

At December 31, 2020, the Authority is comprised of approximately 1,579 acres of land located in Southern Delaware County, Ohio. In accordance with the Act and the Petition, the Authority can levy a community development charge up to 10.25 mills on the assessed value of the land and improvements within the District. The need and amount of the charge is determined annually by the Board of Trustees of the Authority.

The Authority’s management believes these financial statements present all activities for which the Authority is financially accountable.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies followed in the preparation of these financial statements are summarized below. The basic financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America



LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED**

(GAAP) as applied to governmental units. GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principals.

**Basis of Presentation**

The Authority's basic financial statements consist of Statement of Net Position, Statement of Revenues, Expenses and Change in Net Position, and Statement of Cash Flows. The Authority uses enterprise accounting to maintain its financial records during the fiscal year. Enterprise accounting focuses on the determination of operating income, changes in net position, financial position, and cash flows.

The Authority distinguishes operating revenues and expenses from non-operating activities. Operating revenues and expenses generally result from providing services and producing and delivering goods or services in connection with the Authority's primary operations. All revenues and expenses not considered operating are reported as non-operating revenues and expenses.

**Measurement Focus and Basis of Accounting**

The Authority's financial activity is accounted for using a flow of economic resources measurement focus and the accrual basis of accounting. All assets and liabilities associated with the operation of the Authority are included on the Statement of Net Position. The Statement of Revenues, Expenses and Change in Net Position present increases (e.g., revenues) and decreases (e.g., expenses) in total net position. The Statement of Cash Flows reflect how the Authority finances and meets its cash flow needs.

**A. Basis of Accounting**

The Authority's financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America, as applicable to governmental units.

**C. Cash and Investments**

Cash received by the Authority is deposited with a financial institution or invested. Deposits and investments having an original maturity of three months or less at the time they are purchased are presented in the financial statements as Cash and Cash Equivalents. Investments with an initial maturity of more than three months are reported as Investments. Investments were limited to Star Ohio Pooled assets. Investment in STAR OHIO is also measured at the net asset value (NAV) per share provided by STAR OHIO. The NAV per share is calculated on an amortized cost basis that provides an NAV per share that approximates fair value

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**E. 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 enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The Authority first applies restricted resources when an expense is incurred for which both restricted and unrestricted net positions are available. The Authority had no restricted net position for fiscal years ended 2023 and 2022.

**F. Federal Income Taxes**

The Authority is exempt from federal income taxes under IRS regulations.

**G. Use of Estimates**

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

**NOTE 3 – NET POSITION – DEFICIT**

At December 31, 2023 and 2022, the Authority has a net position deficit of \$13,385,976 and \$15,868,193 respectively. This deficit is the result of how the Authority is structured and its basic operations. The Authority was established to finance the costs of publicly owned and operated community facilities. The Authority incurred the costs of acquiring, constructing, or improving community facilities. The titles to these assets have been transferred to other local governments with the related costs recorded as a capital contribution revenue to the receiving entity.

**NOTE 4 – CASH AND CASH EQUIVALENTS**

*Custodial Credit Risk – Deposits.* In the case of deposits, this is the risk that, in the event of a bank failure, the Authority's deposits may not be returned. The carrying amount of the Authority's deposits at December 31, 2023 and 2022 was \$88,274 and \$219, respectively, and the bank balance equaled the reconciled balance. All deposits were within FDIC insurance limits.

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

**NOTE 4 – CASH AND CASH EQUIVALENTS– CONTINUED**

*Interest Rate Risk* – Interest rate risk is the risk that an interest rate change could adversely affect an investment’s fair value. The Authority does not have a policy to limit its exposure to interest rate risk, however, the Authority’s investments in money market funds are able to be withdrawn on demand.

*Credit Risk* – Credit risk is the risk that an issuer or counterparty to an investment will be unable to fulfill its obligations. The Authority does not have a policy to limit its exposure to credit risk. The Authority’s money market funds were unrated. STAR Ohio carries a rating of AAA by Standard and Poor’s

*Savings* – The Authority also maintains money market savings accounts held by Invesco, the balance of which varies throughout the year based on changing interest rates. The fair value of the Authority’s money market funds at December 31, 2023 and 2022, were \$1,561 and \$1,561, respectively, and the carrying amounts were the same. These amounts are considered cash equivalents and are reflected as cash on the Statements of Net Position.

In addition, the Authority has funds held by Trustees which is restricted cash to be use in accordance with the bond agreements for the Series 2019 debt.

*Trustee Held Fund* – Beginning in December 2019, the Authority had funds related to the management and payment of the Series 2019 bonds. As a condition for underwriting the bonds the Authority agreed to have a separate Trustee, (Huntington National Bank) to hold various funds needed to meet certain excess cash and payment requirements.

At December 31, 2023, the Trustee maintained the following accounts on behalf of the Authority:

|                             |                    |
|-----------------------------|--------------------|
| Debt Service Reserve Fund   | \$ 496,526         |
| Note Redemption Fund        | 379,117            |
| Administrative Expense Fund | 2,032              |
| Bond Fund                   | <u>542,530</u>     |
| Total Funds Held by Trustee | <u>\$1,420,205</u> |

At December 31, 2022, the Trustee maintained the following accounts on behalf of the Authority:

|                             |                   |
|-----------------------------|-------------------|
| Debt Service Reserve Fund   | \$ 494,456        |
| Note Redemption Fund        | 6                 |
| Administrative Expense Fund | 1,943             |
| Bond Fund                   | <u>281,573</u>    |
| Total Funds Held by Trustee | <u>\$ 777,978</u> |

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

**NOTE 4 – CASH AND CASH EQUIVALENTS– CONTINUED**

In addition to amounts held by Trustee, in 2023 there was a \$44,875 balance held in Star Ohio savings that had not been transferred to the Trustee by year end. In addition to amounts held by Trustee, in 2022 there was a \$357,121 balance held in Star Ohio savings that had not been transferred to the Trustee by year end.

GASB 72 defines fair value as the price that would be received for an asset or paid to transfer a liability (an exit price) in the Authority's principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date.

GASB establishes a fair value hierarchy which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The standard describes three levels of inputs that may be used to measure fair value:

Level 1 Inputs: Quoted prices (unadjusted) for identical assets or liabilities in active markets that the entity has the ability to access as of the measurement date.

Level 2 Inputs: Significant other observable inputs other than Level 1 quoted prices such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data.

Level 3 Inputs: Significant unobservable inputs that reflect a reporting entity's own assumptions about the assumptions that market participants would use in pricing an asset or liability.

Assets Measured on a Recurring Basis: Assets and liabilities measured at fair value on a recurring basis are summarized below:

|           | Using<br>Quoted Prices in<br>Active Markets<br>for Identical Assets<br>(Level 1) | Significant<br>Other Observable<br>Inputs<br>(Level 2) | Significant<br>Unobservable<br>Inputs<br>(Level 3) | Total   |
|-----------|--|--|--|---------|
| --2023--  |  |  |  |         |
| Star Ohio | \$ -   | 44,875   | \$ -   | 44,875  |
| --2022--  |  |  |  |         |
| Star Ohio | \$ -   | 357,121  | \$ -   | 357,121 |

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

**NOTE 5 – COMMUNITY DEVELOPMENT CHARGE**

The Authority can levy an annual community development charge up to 10.25 mills on the assessed value of all property within the developed property. The charge is currently levied at 10.25 mills. Charge revenue recognized represents the amount levied on April 1 and October 1 of the current year.

Charge assessments are levied October 1 on the assessed values as of September 30 (the lien date). The assessed value is established by state law at 35% of the current market value.

Market values are determined by the Authority based on the County Auditor's appraisal, lot values, or a calculated cost for occupied homes that have not yet been appraised by the County Auditor.

Amounts assessed and due but not collected, are reflected as both a receivable and deferred inflows on the statement of net position. For the years ended December 31, 2023 and 2022, the amount recorded as a receivable as \$3,886,111 and \$2,973,188, respectively.

For the years ended December 31, 2023 and 2022, the amount recorded as a deferred inflows as \$3,816,153 and \$2,902,719, respectively.

The Pre-annexation agreement with the City of Powell permits the Authority to retain a sufficient amount of the development charge to cover the interest expense on debt owed or facilitated by the City of Powell.

**NOTE 6 – RECEIVABLES**

Receivables at December 31, 2023 and 2022 consisted of unpaid and accrued of community development charges, and accrued interest relating to the certificate of deposits. All receivables are considered collectible.

**NOTE 7 – CAPITAL ASSETS**

There was no capital asset activity or donations during the years ended December 31, 2023 and 2022.

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

**NOTE 8 – LONG-TERM OBLIGATIONS**

The Authority's long-term obligations activity for the years ended December 31, 2023 and 2022 was as follows:

**Series 2019 Bonds**

On December 23, 2019, the Authority issued \$8,860,000 in Community Facilities Refunding Bonds, Series 2019. The purpose of this issue was to refinance the existing Community Facilities Adjustable Rate Notes, Series Bonds 2004 to 2006. The serial coupon rate varies from 4.00% to 2.65% with an average coupon rate of 3.142% and an overall bond yield over the life of this series of 2.893%. The Bonds received an "A" (Stable outlook) rating from S&P Global Ratings and sold at a \$276,639 premium which is reflected on the Statement of Net Position as deferred inflows of resources from the funding of debt for the year ended December 31, 2020. This deferred inflow balance of \$276,639 will be amortized over the bond's initial stated term of 27 years and will be amortize at a rate of \$10,246 a year beginning in 2020. The deferred inflow of resources had an unamortized balance on December 31, 2023 and 2022 of \$280,655 and \$305,901, respectively.

**Bond Redemption**

**Optional Prior Redemption**

Bonds maturing on or after December 1, 2030, are subject to optional redemption by the Authority, in whole or in part on any date on or after December 1, 2029 at a redemption price equal to par plus accrued interest to the date of redemption.

**Additional Mandatory Redemption**

The Term Bonds maturing in the years 2036, 2041, and 2046 are subject to additional mandatory redemption in whole or in part at a redemption price of 100% of the principal amount redeemed plus interest accrued to the redemption date, on December 1 of any year from funds on deposit in the Bond Service Fund, with priority of redemption first apportioned to 2048 Term Bonds, then to the 2041 Term Bonds, and finally to the 2036 Term Bonds.

The schedule maturities of principal and interest for the Series 2019A Bonds without consideration for optional and mandatory redemptions is listed below:

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

**NOTE 8 – LONG-TERM OBLIGATIONS – CONTINUED**

| <u>Year</u> | <u>Principal<br/>Repayment</u> | <u>Average<br/>Interest<br/>Rate</u> | <u>Total Annual<br/>Interest</u> | <u>Total P&amp;I<br/>Payment</u> |
|-------------|--------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 2024        | \$ 235,000                     | 4.00%                                | \$ 259,026                       | \$ 494,026                       |
| 2025        | \$ 240,000                     | 4.00%                                | \$ 249,626                       | \$ 489,626                       |
| 2026        | \$ 250,000                     | 4.00%                                | \$ 240,026                       | \$ 490,026                       |
| 2027        | \$ 260,000                     | 4.00%                                | \$ 230,026                       | \$ 490,026                       |
| 2028        | \$ 270,000                     | 3.13%                                | \$ 219,626                       | \$ 489,626                       |
| 2029-2033   | \$ 1,530,000                   | 13.79%                               | \$ 930,251                       | \$ 2,460,251                     |
| 2034-2038   | \$ 1,775,000                   | 13.18%                               | \$ 687,221                       | \$ 2,462,221                     |
| 2039-2043   | \$ 2,050,000                   | 11.92%                               | \$ 410,106                       | \$ 2,460,106                     |
| 2044-2046   | \$ 1,390,000                   | 6.31%                                | \$ 87,656                        | \$ 1,477,656                     |
| Total       | <u>\$ 8,000,000</u>            | <u>7.15%</u>                         | <u>\$ 3,313,564</u>              | <u>\$ 11,313,564</u>             |

The Authority pledge the community charge receipts from the Expansion Areas to the payment of the Series 2019 Bonds. Below is a schedule of the collection of the Expansion Area Community Charge revenue and receipts for the last five years:

|       | <u>Amount<br/>Billed</u> | <u>Collections<br/>First Half</u> | <u>Collections<br/>Second Half</u> | <u>Yearly<br/>Collections</u> | <u>%<br/>Collected</u> | <u>%<br/>Change</u> |
|-------|--------------------------|-----------------------------------|------------------------------------|-------------------------------|------------------------|---------------------|
| 2019  | 631,262                  | 329,670                           | 306,202                            | 635,872                       | 100.70%                | 1.20%               |
| 2020  | 636,713                  | 329,096                           | 307,890                            | 636,986                       | 100%                   | 0.20%               |
| 2021  | 734,027                  | 347,006                           | 347,607                            | 694,613                       | 94.63%                 | 5.37%               |
| 2022  | 711,855                  | 364,497                           | 351,322                            | 715,819                       | 100.56%                | -6.26%              |
| 2023  | 716,331                  | 364,497                           | 348,999                            | 713,497                       | 99.60%                 | 0.95%               |
| Total | <u>\$ 3,430,188</u>      |                                   |                                    | <u>\$ 2,683,290</u>           | <u>78.23%</u>          |                     |

Below is a schedule of the change in balance among the various bond series for the year ended December 31, 2023 and 2022:

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

**NOTE 8 – LONG-TERM OBLIGATIONS – CONTINUED**

|                    | <u>Beginning<br/>Balance</u> | <u>Additions</u> | <u>Payments</u>   | <u>Ending<br/>Balance</u> | <u>Due in<br/>One Year</u> |
|--------------------|------------------------------|------------------|-------------------|---------------------------|----------------------------|
| <b><u>2023</u></b> |                              |                  |                   |                           |                            |
| Series 2019        | \$ 8,225,000                 | \$ -             | \$ 225,000        | \$ 8,000,000              | \$ 235,000                 |
| Total              | <u>\$ 8,225,000</u>          | <u>\$ -</u>      | <u>\$ 225,000</u> | <u>\$ 8,000,000</u>       | <u>\$ 235,000</u>          |
| <b><u>2022</u></b> |                              |                  |                   |                           |                            |
| Series 2019        | \$ 8,440,000                 | \$ -             | \$ 215,000        | \$ 8,225,000              | \$ 225,000                 |
| Total              | <u>\$ 8,440,000</u>          | <u>\$ -</u>      | <u>\$ 215,000</u> | <u>\$ 8,225,000</u>       | <u>\$ 225,000</u>          |

**NOTE 9 – INTERGOVERNMENTAL DEBT**

On November 6, 2002, the City of Powell annexed a portion of the territory of the Authority into the City. In exchange, the City of Powell issued general obligation bonds (2002 Series Bond) in the amount of \$10,365,000 and notes, in the amount of \$6,900,000. The total proceeds of \$17,265,000 were transferred to the Authority to refund a portion of the \$22,300,000 in Community Facilities Bonds, Series 2001 which were initially issued by the Authority.

The Authority has pledged the community development charge receipts generated by the portion annexed, as well as tap fee receipts, to repay the City for the bond and note principal and related interest costs.

Since 2004, the City of Powell has assumed additional debt totaling \$900,000 to cover the shortfall in payments necessary to cover interest carry cost on the bonds and notes. Additionally, there have been other associated costs and fees, including premiums and discounts, related to the issuance of debt since 2004.

**Series 2008 – 2015 Bonds**

Series 2008 general obligation bonds in the amount of \$6,900,000 were issued by the City of Powell on June 1, 2008. The bonds have a maturity date of December 1, 2030. The bonds have an interest rate that varies from approximately 3.85% to 4.2% over the life of the bonds.

On December 22, 2015, the City of Powell issued Series 2015 Bonds in the amount of \$4,175,000 to refinance \$4,340,000 of the Series 2008 Bonds. This left a remaining balance of the Series 2008 Bonds of \$805,000 with remaining principal payments through December 1, 2019. The terms of the refinancing resulted in an initial reduction in the principal balance of \$165,000 which is reflected on the Statement of Net Position as a deferred inflows of resources from the refunding of debt for the year ended December 31, 2017.



LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

**NOTE 9 – INTERGOVERNMENTAL DEBT – CONTINUED**

The scheduled principal maturity and interest payments for the City of Powell 2015 Bonds are as follows:

City of Powell 2015 Bonds:

| <u>Year</u> | <u>Principal<br/>Payment</u> | <u>Total Annual<br/>Interest</u> | <u>Total P&amp;I<br/>Payment</u> |
|-------------|------------------------------|----------------------------------|----------------------------------|
| 2024        | 370,000                      | 98,000                           | 468,000                          |
| 2025        | 385,000                      | 83,200                           | 468,200                          |
| 2026        | 400,000                      | 67,800                           | 467,800                          |
| 2027        | 415,000                      | 51,800                           | 466,800                          |
| 2028        | 430,000                      | 35,200                           | 465,200                          |
| 2029        | 450,000                      | 18,000                           | 468,000                          |

Series 2021 Bonds

On April 20, 2021, Series 2011 and Series 2012 bonds were refinanced with a new 2021 debt Series which has an interest coupon rate of 2% for the life of the bond. Liberty CIFA made a \$4,500,000 principal payment as part of the refinancing and reduced the outstanding payment term for the existing 2011 Series Bond by six years and reduced the existing Series 2012 by ten years.

Total interest cost for the existing 2011 Bond Series was reduced from \$2,129,920 to \$319,747. Total interest cost for the existing 2012 Bond Series was reduced from \$2,022,098 to \$141,054.

Total interest costs savings resulting from the refinancing of Bond Series 2011 and 2012 over the new six year term is \$3,691,217. Cost of issuance for refinancing 2012 bond is \$25,956.92. Cost of issuance for refinancing 2011 bond is \$57,256.19.

The scheduled principal maturity and interest payments for the New Series 2021 Bonds are as follows:

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

**NOTE 9 – INTERGOVERNMENTAL DEBT – CONTINUED**

City of Powell 2021 Bonds:

| <u>Year</u> | <u>Principal<br/>Payment</u> | <u>Coupon<br/>Rate</u> | <u>Total Annual<br/>Interest</u> | <u>Total P&amp;I<br/>Payment</u> |
|-------------|------------------------------|------------------------|----------------------------------|----------------------------------|
| 2024        | \$ 1,330,000                 | 2.00%                  | \$ 76,400                        | \$ 1,406,400                     |
| 2025        | \$ 1,355,000                 | 2.00%                  | \$ 49,800                        | \$ 1,404,800                     |
| 2026        | <u>\$ 1,135,000</u>          | <u>2.00%</u>           | <u>\$ 22,700</u>                 | <u>\$ 1,157,700</u>              |
| Total       | <u>\$ 3,820,000</u>          | <u>2.00%</u>           | <u>\$ 148,900</u>                | <u>\$ 3,968,900</u>              |

The Authority's intergovernmental payment activity for the years ended December 31, 2023 and 2022 was as follows:

City of Powell:

|                  | <u>Beginning<br/>Balance</u> | <u>Additional<br/>Borrowing</u> | <u>Payments</u>     | <u>Ending<br/>Balance</u> | <u>Due in<br/>1 Year</u> |
|------------------|------------------------------|---------------------------------|---------------------|---------------------------|--------------------------|
| <b>2023</b>      |                              |                                 |                     |                           |                          |
| Series 2008-2015 | 2,810,000                    | -                               | 360,000             | 2,450,000                 | \$ 370,000               |
| Series 2021      | <u>5,120,000</u>             | <u>-</u>                        | <u>1,300,000</u>    | <u>3,820,000</u>          | <u>1,330,000</u>         |
|                  | <u>\$ 7,930,000</u>          | <u>\$ -</u>                     | <u>\$ 1,660,000</u> | <u>\$ 6,270,000</u>       | <u>\$ 1,700,000</u>      |
| <b>2022</b>      |                              |                                 |                     |                           |                          |
| Series 2008-2015 | 3,155,000                    | -                               | 345,000             | 2,810,000                 | \$ 360,000               |
| Series 2021      | <u>6,395,000</u>             | <u>-</u>                        | <u>1,275,000</u>    | <u>5,120,000</u>          | <u>1,300,000</u>         |
|                  | <u>\$ 9,550,000</u>          | <u>\$ -</u>                     | <u>\$ 1,620,000</u> | <u>\$ 7,930,000</u>       | <u>\$ 1,660,000</u>      |

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

**NOTE 10 – RISK MANAGEMENT**

The Authority belongs to the Ohio Plan Risk Management, Inc. (OPRM) - formerly known as the Ohio Risk Management Plan, (the "Plan"), a non-assessable, unincorporated non-profit association providing a formalized, jointly administered self-insurance risk management program and other administrative services to Ohio governments ("Members"). The Plan is legally separate from its member governments.

Pursuant to Section 2744.081 of the Ohio Revised Code, the plan provides property, liability, errors and omissions, law enforcement, automobile, excess liability, crime, surety and bond, inland marine and other coverage to its members sold through sixteen appointed independent agents in the State of Ohio.

Effective November 1, 2016, the OPRM elected to participate in a property loss corridor deductible. The property corridor includes losses paid between 70% and 75%. In 2018, the casualty loss corridor was eliminated and the property corridor was adjusted to losses paid between 65% and 70%. Effective November 1, 2019, the property loss corridor was adjusted to losses between 60% and 67.5% and has remain unchanged. OPRM had 801 members and 773 members as of December 31, 2023 and 2022, respectively.

The Pool's audited financial statements conform with accounting principles generally accepted in the United States of America, with the exception of a qualified opinion related to recording premiums and membership fees earned in full as of December 31, 2023. Those premiums and fees should be earned pro-rata over the individual coverage and membership periods of each policy. The financial statements reported the following assets, liabilities and equity at December 31, 2023.

|                 |                     |
|-----------------|---------------------|
| Assets          | \$ 23,113,696       |
| Liabilities     | (16,078,587)        |
| Members' Equity | <u>\$ 7,035,109</u> |

You can read the complete audited financial statements for OPRM at the Plan's website, [www.ohioplan.org](http://www.ohioplan.org).

**NOTE 11 – CONTINGENT LIABILITIES**

There are no claims or lawsuits pending against the Authority.

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**LIBERTY COMMUNITY INFRASTRUCTURE FINANCING  
AUTHORITY DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2022 and 2021  
(UNAUDITED)**

The management's discussion and analysis of the Liberty Community Infrastructure Financing Authority, Delaware, Ohio, (the Authority), financial performance provides an overall review of the Authority's financial activities for the fiscal years ended December 31, 2022 and 2021. The intent of this discussion and analysis is to look at the Authority's financial performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the Authority's financial performance.

**Financial Highlights**

- Net position at December 31, 2022 totaled a negative \$15,868,193. Net position at December 31, 2021 totaled a negative \$18,230,123. The negative net position is caused by the costs incurred for capital assets acquired and improved, which were donated upon completion or acquisition. The Authority accumulates infrastructure improvement costs that are reflected in the Statements of Net Position, upon closing, as capital assets.
- The Authority's debt decreased in 2022 by \$2,063,530 and decreased in 2021 by \$5,875,000 including capitalized interest. In 2021, the Authority refinanced \$7,165,000 of Series 2011 and 2012 Bonds (City of Powell Bonds) with Series 2021 Bond resulting in a financial loss of \$176,787. This loss is recorded on the Statements of Revenues, Expenses and Changes in Net Position. In addition, the Authority has intergovernmental bonds with the City of Powell in the amount of \$7,930,000 as of December 31, 2022. Both the Authority's debt (Series 2019 Bond and the intergovernmental bonds to the City of Powell), will be paid through the collection of community development charges imposed on the owners of the parcels benefiting from the initial financing of the capital asset construction.
- It has been the Authority's policy to invest excess funds in Federally-backed investments, primary in certificate of deposits and with the State of Ohio investments Star Ohio.

**Overview of the Financial Statements**

This annual report consists of a series of financial statements and notes to those statements. These statements are organized so the reader can understand the Authority's financial activities and financial position. The *Statement of Net Position* and *Statement of Revenues, Expenses, and Changes in Net Position* provide information about the activities of the Authority, including all short-term and long-term financial resources and obligations. Enterprise accounting uses a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities and deferred inflows of resources are included in the Statement of Net Position.

The Statement of Net Position represents the financial position of the Authority. The Statement of Revenues, Expenses, and Changes in Net Position presents increases (e.g., revenues) and decreases (e.g., expenses) in net total position. The Statement of Cash Flows reflects how the Authority finances and meets its cash flow needs. Finally, the notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided on the basic financial statements.

**LIBERTY COMMUNITY INFRASTRUCTURE FINANCING  
AUTHORITY DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2022 and 2021  
(UNAUDITED)**

**Statement of Net Position, Statement of Revenues, Expenses, and Changes in Net Position and the Statement of Cash Flows**

These financials look at all financial transactions and asks the question, How did we do financially? The Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Net Position answer this question. These statements include all assets, liabilities, revenues, and expenses using the

accrual basis of accounting, similar to the accounting used by most private-sector companies. The 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 Authority's net position and changes in net position. This change in net position is important because it tells the reader that, for the Authority as a whole, the *financial position* of the Authority has improved or diminished. The causes of this change may be the result of many factors, some financial, some not. These statements can be found on pages 6 thru 9 of this report.

The Statement of Cash Flows provides information about how the Authority finances and meets the cash flow needs of its operations. The Statement of Cash Flows can be found on page 9 of this report.

The basic financial statements also include notes that explain some of the information in the financial statements and provide more detailed data.

**Financial Analysis**

Table 1 provides a summary of Authority's net position for fiscal years 2022, 2021, and 2020.

Table 1 - Net Position

|                                     | <u><b>2022</b></u>     | <u><b>2021</b></u>     | <u><b>2020</b></u>     |
|-------------------------------------|------------------------|------------------------|------------------------|
| <b>Assets:</b>                      |                        |                        |                        |
| Current Assets                      | \$ 3,332,089           | \$ 2,935,672           | \$ 5,166,004           |
| Non-current Assets                  | <u>777,978</u>         | <u>893,501</u>         | <u>1,925,492</u>       |
| <b>Total Assets</b>                 | <u>\$ 4,110,067</u>    | <u>\$ 3,829,173</u>    | <u>\$ 7,091,495</u>    |
| <b>Liabilities:</b>                 |                        |                        |                        |
| Current Liabilities                 | \$ 2,499,640           | \$ 2,700,714           | \$ 1,141,831           |
| Long Term Liabilities               | <u>14,270,000</u>      | <u>16,158,530</u>      | <u>23,000,000</u>      |
| <b>Total Liabilities</b>            | <u>16,769,640</u>      | <u>18,859,244</u>      | <u>24,141,831</u>      |
| Total Deferred Inflows of Resources | <u>3,208,620</u>       | <u>3,200,052</u>       | <u>3,219,635</u>       |
| <b>Net Position:</b>                |                        |                        |                        |
| Unrestricted                        | <u>(15,868,193)</u>    | <u>(18,230,123)</u>    | <u>(20,269,972)</u>    |
| <b>Total Net Position</b>           | <u>\$ (15,868,193)</u> | <u>\$ (18,230,123)</u> | <u>\$ (20,269,972)</u> |

**LIBERTY COMMUNITY INFRASTRUCTURE FINANCING  
AUTHORITY DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2022 and 2021  
(UNAUDITED)**

Table 2  
Change in Net Position

|  | <u><b>2022</b></u>        | <u><b>2021</b></u>        | <u><b>2020</b></u>        |
|--|---------------------------|---------------------------|---------------------------|
| <b>Operating Revenue</b>                 | \$ 2,902,059              | \$ 2,861,806              | \$ 2,645,152              |
| <b>Operating Expenses</b>                | (84,493)                  | (109,493)                 | (82,807)                  |
| <b>Non-Operating Revenues/(Expenses)</b> |                           |                           |                           |
| Earnings on Investments/Other Income     | 28,285                    | 4,812                     | 58,607                    |
| Realized (Loss) on Investments           | -                         | (9,435)                   | -                         |
| Unrealized Gain (Loss) on Investments    | -                         | -                         | 1,109                     |
| Loss on Bond Refinance                   | -                         | (176,787)                 | -                         |
| Interest Expense--Series 2019 Bonds      | (250,664)                 | (273,897)                 | (281,809)                 |
| City of Powell Interest Expenses on Debt | (247,578)                 | (191,205)                 | (575,781)                 |
| Interest Expense- 2021 ST Loan           | (5,976)                   | (1,279)                   | -                         |
| Debt Issue Costs                         | -                         | (83,213)                  | -                         |
| Transfers from Other Authority           | 20,270                    | 18,540                    | 16,935                    |
| <b>Total Change in Net Position</b>      | <u><b>\$2,361,903</b></u> | <u><b>\$2,039,849</b></u> | <u><b>\$1,781,406</b></u> |

**Change in Net Position**

Change in net position has experienced increase from 2020 to 2022 because of several factors. Operating revenues have increased, modestly from 2021 to 2022 (less than 2%) however, much more significantly from 2020 to 2021 (greater than 8%). The large increase from 2020 to 2021 was mainly caused by increases in Delaware County's tri-annual reassessment of real estate values.

Operating costs in 2022 decreased over 22% which ended a trend of operating costs increases in the prior two years. The Authority incurred overall increases in interest or debt service costs in 2022 from 2021 by \$37,554. Interest costs decreased by \$391,209 from 2020 to 2021. These reduction in debt service cost was due to decreasing principal balances and on-going restructuring of debt to lower costs options.

**LIBERTY COMMUNITY INFRASTRUCTURE FINANCING  
AUTHORITY DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2022 and 2021  
(UNAUDITED)**

**Community Development Charge**

Revenue from Community Development Charge paid by each owner of a chargeable parcel will be used to pay off the debt incurred to acquire/construct the asset that have subsequently donated to other local governments. The Community Development Charge is calculated on thirty-five percent of the assessed value of chargeable property, which includes buildings, structures, and improvements. The amount of revenue will increase in years when available parcels are sold and improvements are made, thus increasing the total assessed value of chargeable property.

**Budgeting**

The Authority is not required to follow the budgetary provisions set forth in Ohio Revised Code Chapter 5705.

**Contacting Authority's Financial Management**

This financial report is designed to provide citizens, taxpayers, investors, and creditors with a general overview of the Authority's finances and to reflect the Authority's accountability for the monies it receives. Questions concerning any of the information in this report or requests for additional information should be directed to John Parns, Treasurer, Liberty Community Infrastructure Financing Authority, 400 South 5th Street, Suite 220, Columbus, Ohio 43215, (614) 224-3078.



# Liberty Community Infrastructure Financing Authority

## Statements of Net Position As of December 31, 2022 and 2021

|   | <u>2022</u>                   | <u>2021</u>                   |
|---|-------------------------------|-------------------------------|
| <b>ASSETS</b>                                       |                               |                               |
| Current Assets                                      |                               |                               |
| Cash and Cash Equivalents                           | \$ 358,901                    | \$ 26,632                     |
| Other Current Assets                                |                               |                               |
| Community Development Charges Accounts Receivable   | 2,973,188                     | 2,909,040                     |
| Total Current Assets                                | <u>3,332,089</u>              | <u>2,935,672</u>              |
| Non-Current Assets                                  |                               |                               |
| Restricted Assets: Funds Held by Bond Trustee       | 777,978                       | 893,501                       |
| Total Non-Current Assets                            | <u>777,978</u>                | <u>893,501</u>                |
| <b>TOTAL ASSETS</b>                                 | <u><u>\$ 4,110,067</u></u>    | <u><u>\$ 3,829,173</u></u>    |
| <b>LIABILITIES</b>                                  |                               |                               |
| Liabilities   |                               |                               |
| Current Liabilities                                 |                               |                               |
| Accounts Payable                                    | \$ 21,320                     | \$ 45,141                     |
| Other Current Liabilities                           |                               |                               |
| Series 2019 A Accrued Interest                      | 22,336                        | 23,119                        |
| Accrued Interest City of Powell                     | 9,367                         | 21,175                        |
| Accrued Interest Series 2021 Bonds                  | 8,533                         | -                             |
| Accrued Interest ST Loan series 2021                | 3,084                         | 1,279                         |
| ST Loan series 2021                                 | 550,000                       | 775,000                       |
| Series 2019A Bond Payable - ST                      | 225,000                       | 215,000                       |
| Intergovernmental Debt Payable                      | 1,660,000                     | 1,620,000                     |
| Total Other Current Liabilities                     | <u>2,478,320</u>              | <u>2,655,573</u>              |
| Total Current Liabilities                           | 2,499,640                     | 2,700,714                     |
| Non-Current Liabilities                             |                               |                               |
| Series 2019 A Bond Payable LT                       | 8,000,000                     | 8,225,000                     |
| Intergovernmental Debt Payable                      |                               |                               |
| City of Powell 2021 Bonds                           | 3,820,000                     | 5,123,530                     |
| City of Powell 2015 Bonds                           | 2,450,000                     | 2,810,000                     |
| Total Intergovernmental Debt                        | <u>6,270,000</u>              | <u>7,933,530</u>              |
| Total Non-Current Liabilities                       | <u>14,270,000</u>             | <u>16,158,530</u>             |
| Total Liabilities                                   | <u>16,769,640</u>             | <u>18,859,244</u>             |
| Deferred Inflows of Resources                       |                               |                               |
| Community Charge Revenues                           | 2,902,719                     | 2,868,905                     |
| Gain on refinance of debt                           | 305,901                       | 331,147                       |
| Total Deferred Inflows of Resources                 | <u>3,208,620</u>              | <u>3,200,052</u>              |
| Total Liabilities and Deferred Inflows of Resources | 19,978,260                    | 22,059,296                    |
| <b>NET POSITION</b>                                 |                               |                               |
| Unrestricted Net Position - (Deficit)               | (15,868,193)                  | (18,230,123)                  |
| Total Net Position                                  | <u><u>\$ (15,868,193)</u></u> | <u><u>\$ (18,230,123)</u></u> |

See the accompanying notes.

**Liberty Community Infrastructure Financing Authority**  
**Statements of Revenues, Expenses and Changes in Net Position**  
As of December 31, 2022 and 2021

|   | <u>2022</u>            | <u>2021</u>            |
|---|------------------------|------------------------|
| <b>OPERATING REVENUE (EXPENSE)</b>                        |                        |                        |
| Operating Revenues  |                        |                        |
| Community Development Charges                             | \$ 2,902,059           | \$ 2,861,806           |
| Total Operating Revenues                                  | <u>2,902,059</u>       | <u>2,861,806</u>       |
| Operating Expense   |                        |                        |
| Treasurer Office Expense                                  | 37,277                 | 34,506                 |
| Legal Expense   | 33,378                 | 66,287                 |
| Auditor Expense   | 5,658                  | 2,112                  |
| Trustee Fees  | 2,250                  | -                      |
| Communication Expense                                     | -                      | 750                    |
| Bank Fees   | 718                    | 310                    |
| Insurance Expense   | 3,001                  | 2,743                  |
| Board Meeting Expense                                     | 250                    | 900                    |
| Delaware Collection Fees                                  | 1,987                  | 1,446                  |
| Other Fee Expense   | 554                    | 439                    |
| Total Operating Expense                                   | <u>85,073</u>          | <u>109,493</u>         |
| <b>OPERATING INCOME</b>                                   | <u>2,816,986</u>       | <u>2,752,313</u>       |
| <b>NON-OPERATING REVENUE (EXPENSE)</b>                    |                        |                        |
| Other revenues  |                        |                        |
| Dividend & Interest Income                                | 28,609                 | 4,812                  |
| Realized (Loss)/Gain on Investments                       | -                      | (176,787)              |
| Unrealized (Loss)/Gain on Investments                     | -                      | (9,435)                |
| Total Other Revenues                                      | <u>28,609</u>          | <u>(181,410)</u>       |
| Other Expense   |                        |                        |
| Interest Expense  | 250,664                | 273,897                |
| City of Powell Interest                                   | 247,295                | 191,205                |
| Interest Expense--2021 ST Loan                            | 5,976                  | 1,279                  |
| Debt Issuance Costs                                       | -                      | 83,213                 |
| Total Other Expenses                                      | <u>503,935</u>         | <u>549,594</u>         |
| <b>TOTAL NON-OPERATING REVENUE (EXPENSE)</b>              | <u>(475,326)</u>       | <u>(731,004)</u>       |
| Change in Net Position Before Intergovernmental Transfers | <u>2,341,660</u>       | <u>2,021,309</u>       |
| Intergovernmental Transfers                               |                        |                        |
| Transfers from Powell CIFA                                | 20,270                 | 18,540                 |
| Total Change in Net Positions                             | <u>2,361,930</u>       | <u>2,039,849</u>       |
| Beginning Net Position (Deficit)                          | <u>(18,230,123)</u>    | <u>(20,269,972)</u>    |
| Ending Net Position (Deficit)                             | <u>\$ (15,868,193)</u> | <u>\$ (18,230,123)</u> |

See the accompanying notes.

# Liberty Community Infrastructure Financing Authority

## Statements of Cash Flows As of December 31, 2022 and 2021

|  | <u>2022</u>         | <u>2021</u>         |
|--|---------------------|---------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>  |                     |                     |
| Cash received from Community Development Charges   | \$ 2,869,739        | \$ 2,853,331        |
| Cash payments for treasurer expenses   | (35,373)            | (25,511)            |
| Cash payments for legal fees   | (59,452)            | (30,416)            |
| Cash payments for auditing fees  | (5,474)             | (2,112)             |
| Cash payments for bank fees  | (674)               | (236)               |
| Cash payments for insurance  | (2,917)             | (2,743)             |
| Cash payments for board meeting expenses   | (250)               | (900)               |
| Cash payments for other expenses   | (2,791)             | (173)               |
| Net Cash Provided by Operating Activities  | <u>2,762,808</u>    | <u>2,791,240</u>    |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>  |                     |                     |
| Investments redeemed   | -                   | 1,231,086           |
| Principal Payment for 2021 ST Loan   | (775,000)           | -                   |
| Cash Redemption from 2021 ST Loan  | 550,000             | 775,000             |
| Interest payment on ST Loan  | (4,171)             | -                   |
| Interest, dividends and other revenues   | 16,959              | 1,195               |
| Cash received from other Authority   | 20,270              | 18,540              |
| Net Cash Provided by/(Used in) Investing Activities  | <u>(191,942)</u>    | <u>2,025,821</u>    |
| <b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>                                |                     |                     |
| City of Powell Notes principal payments  | (1,620,000)         | (6,131,470)         |
| 2019A principal payments   | (215,000)           | (205,000)           |
| Interest paid on 2019A bonds   | (276,626)           | (284,826)           |
| Interest on City of Powell Notes   | (254,100)           | (233,125)           |
| Net Transfer (from)/to Cash Accounts (to)/from Trustee Accounts                                | 127,129             | (204,787)           |
| Net Cash Used in Capital and Related Financing Activities                                      | <u>(2,238,597)</u>  | <u>(7,059,208)</u>  |
| Net Increase (Decrease) in Cash  | 332,269             | (2,242,147)         |
| Cash, Beginning of year  | 26,632              | 2,268,779           |
| Cash, End of year  | <u>\$ 358,901</u>   | <u>\$ 26,632</u>    |
| <b>RECONCILIATION OF NET OPERATING INCOME TO<br/>NET CASH PROVIDED BY OPERATING ACTIVITIES</b> |                     |                     |
| Operating income   | \$ 2,816,986        | \$ 2,752,313        |
| Adjustments of Operating Income to Net Cash Provided by<br>Operating Activities:               |                     |                     |
| Decrease in receivables  | (64,148)            | (11,877)            |
| Increase in Deferred Inflows: Community Charge Revenues  | 33,814              | 5,663               |
| (Decrease)/Increase in accounts payable  | (23,844)            | 45,141              |
| Net Cash Provided by Operating Activities  | <u>\$ 2,762,808</u> | <u>\$ 2,791,240</u> |

See the accompanying notes.

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

**NOTE 1 – REPORTING ENTITY**

The Liberty Community Infrastructure Financing Authority, Delaware County, Ohio (the Authority) is a “community authority” created pursuant to Chapter 349 of the Ohio Revised Code (the Act). On August 1, 2000, Triangle Real Estate (the Developer) filed a petition (the Petition) for creation of the Authority with the Board of County Commissioners of Delaware County, Ohio. The Petition, which may be subject to amendment or change, 2019 allows the Authority to finance the costs of publicly owned and operated community facilities with assessed Community Development Charges. In accordance with the Act, the Petition was accepted by the County Commissioners’ Resolution No. 00-748 and approved September 11, 2000. By its Resolution, the County Commissioners determined that the new community district would be conducive to the public health, safety, convenience and welfare, and that it was intended to result in the development of a new community as described in the Act. The Authority thereby organized as a body corporate and politic in the State. On November 18, 2002, the County Commissioners, by their resolution amended the Petition to add certain territory to the area comprising the Authority.

On December 17, 2003, the Authority, the City of Powell (the City) and the Developer agreed, by a First Amendment to the Pre-Annexation Agreement, to adding land to the District. This application was filed with the Delaware County Commissioners on March 29, 2004. The properties were added on April 29, 2004.

The Authority is governed by a seven member Board of Trustees. At inception, the Board of County Commissioners of Delaware County appointed four of the trustees and the remaining three were appointed by the Developer. All appointed trustees have since been replaced by elected citizen members who have residence within the community authority.

At December 31, 2020, the Authority is comprised of approximately 1,579 acres of land located in Southern Delaware County, Ohio. In accordance with the Act and the Petition, the Authority can levy a community development charge up to 10.25 mills on the assessed value of the land and improvements within the District. The need and amount of the charge is determined annually by the Board of Trustees of the Authority.

The Authority’s management believes these financial statements present all activities for which the Authority is financially accountable.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies followed in the preparation of these financial statements are summarized below. The basic financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED**

(GAAP) as applied to governmental units. GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principals.

**Basis of Presentation**

The Authority's basic financial statements consist of Statement of Net Position, Statement of Revenues, Expenses and Change in Net Position, and Statement of Cash Flows. The Authority uses enterprise accounting to maintain its financial records during the fiscal year. Enterprise accounting focuses on the determination of operating income, changes in net position, financial position, and cash flows.

The Authority distinguishes operating revenues and expenses from non-operating activities. Operating revenues and expenses generally result from providing services and producing and delivering goods or services in connection with the Authority's primary operations. All revenues and expenses not considered operating are reported as non-operating revenues and expenses.

**Measurement Focus and Basis of Accounting**

The Authority's financial activity is accounted for using a flow of economic resources measurement focus and the accrual basis of accounting. All assets and liabilities associated with the operation of the Authority are included on the Statement of Net Position. The Statement of Revenues, Expenses and Change in Net Position present increases (e.g., revenues) and decreases (e.g., expenses) in total net position. The Statement of Cash Flows reflect how the Authority finances and meets its cash flow needs.

**A. Basis of Accounting**

The Authority's financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America, as applicable to governmental units.

**C. Cash and Investments**

Cash received by the Authority is deposited with a financial institution or invested. Deposits and investments having an original maturity of three months or less at the time they are purchased are presented in the financial statements as Cash and Cash Equivalents. Investments with an initial maturity of more than three months are reported as Investments. Investments were limited to Star Ohio Pooled assets. Investment in STAR OHIO is also measured at the net asset value (NAV) per share provided by STAR OHIO. The NAV per share is calculated on an amortized cost basis that provides an NAV per share that approximates fair value

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**D. 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 enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The Authority first applies restricted resources when an expense is incurred for which both restricted and unrestricted net positions are available. The Authority had no restricted net position for fiscal years ended 2022 and 2021.

**E. Federal Income Taxes**

The Authority is exempt from federal income taxes under IRS regulations.

**F. Use of Estimates**

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

**NOTE 3 – NET POSITION – DEFICIT**

At December 31, 2022 and 2021, the Authority has a net position deficit of \$15,868,193 and \$18,230,123 respectively. This deficit is the result of how the Authority is structured and its basic operations. The Authority was established to finance the costs of publicly owned and operated community facilities. The Authority incurred the costs of acquiring, constructing, or improving community facilities. The titles to these assets have been transferred to other local governments with the related costs recorded as a capital contribution revenue to the receiving entity.

**NOTE 4 – CASH AND CASH EQUIVALENTS**

*Custodial Credit Risk – Deposits.* In the case of deposits, this is the risk that, in the event of a bank failure, the Authority's deposits may not be returned. The carrying amount of the Authority's

deposits at December 31, 2022 and 2021 was \$219 and \$19,221, respectively, and the bank balance equaled the reconciled balance. All deposits were within FDIC insurance limits.

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

**NOTE 4 – CASH AND CASH EQUIVALENTS– CONTINUED**

*Interest Rate Risk* – Interest rate risk is the risk that an interest rate change could adversely affect an investment’s fair value. The Authority does not have a policy to limit its exposure to interest rate risk, however, the Authority’s investments in money market funds are able to be withdrawn on demand.

*Credit Risk* – Credit risk is the risk that an issuer or counterparty to an investment will be unable to fulfill its obligations. The Authority does not have a policy to limit its exposure to credit risk. The Authority’s money market funds were unrated. STAR Ohio carries a rating of AAA by Standard and Poor’s

*Savings* – The Authority also maintains money market savings accounts held by Invesco, the balance of which varies throughout the year based on changing interest rates. The fair value of the Authority’s money market funds at December 31, 2022 and 2021, were \$1,561 and \$3,561, respectively, and the carrying amounts were the same. These amounts are considered cash equivalents and are reflected as cash on the Statements of Net Position.

In addition, the Authority has funds held by Trustees which is restricted cash to be use in accordance with the bond agreements for the Series 2019 debt.

*Trustee Held Fund* – Beginning in December 2019, the Authority had funds related to the management and payment of the Series 2019 bonds. As a condition for underwriting the bonds the Authority agreed to have a separate Trustee, (Huntington National Bank) to hold various funds needed to meet certain excess cash and payment requirements.

At December 31, 2022, the Trustee maintained the following accounts on behalf of the Authority:

|                             |                   |
|-----------------------------|-------------------|
| Debt Service Reserve Fund   | \$ 494,456        |
| Note Redemption Fund        | 6                 |
| Administrative Expense Fund | 1,943             |
| Bond Fund                   | <u>281,573</u>    |
| Total Funds Held by Trustee | <u>\$ 777,978</u> |

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

**NOTE 4 – CASH AND CASH EQUIVALENTS– CONTINUED**

At December 31, 2021, the Trustee maintained the following accounts on behalf of the Authority:

|                             |                   |
|-----------------------------|-------------------|
| Debt Service Reserve Fund   | \$ 494,456        |
| Note Redemption Fund        | 6                 |
| Administrative Expense Fund | 1,923             |
| Bond Fund                   | <u>397,116</u>    |
| Total Funds Held by Trustee | <u>\$ 893,501</u> |

In addition to amounts held by Trustee, in 2022 there was a \$357,121 balance held in Star Ohio savings that had not been transferred to the Trustee by year end.

GASB 72 defines fair value as the price that would be received for an asset or paid to transfer a liability (an exit price) in the Authority's principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date.

GASB establishes a fair value hierarchy which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The standard describes three levels of inputs that may be used to measure fair value:

Level 1 Inputs: Quoted prices (unadjusted) for identical assets or liabilities in active markets that the entity has the ability to access as of the measurement date.

Level 2 Inputs: Significant other observable inputs other than Level 1 quoted prices such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data.

Level 3 Inputs: Significant unobservable inputs that reflect a reporting entity's own assumptions about the assumptions that market participants would rise in pricing an asset or liability.

Assets Measured on a Recurring Basis: Assets and liabilities measured at fair value on a recurring basis are summarized below:



LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

**NOTE 4 – CASH AND CASH EQUIVALENTS– CONTINUED**

|           | Using<br>Quoted Prices in<br>Active Markets<br>for Identical Assets<br>(Level 1) | Significant<br>Other Observable<br>Inputs<br>(Level 2) | Significant<br>Unobservable<br>Inputs<br>(Level 3) | Total   |
|-----------|--|--|--|---------|
| --2022--  |  |  |  |         |
| Star Ohio | \$ -   | 357,121  | \$ -   | 357,121 |
| --2021--  |  |  |  |         |
| Star Ohio | \$ -   | 3,851  | \$ -   | 3,851   |

**NOTE 5 – COMMUNITY DEVELOPMENT CHARGE**

The Authority can levy an annual community development charge up to 10.25 mills on the assessed value of all property within the developed property. The charge is currently levied at 10.25 mills. Charge revenue recognized represents the amount levied on April 1 and October 1 of the current year.

Charge assessments are levied October 1 on the assessed values as of September 30 (the lien date). The assessed value is established by state law at 35% of the current market value.

Market values are determined by the Authority based on the County Auditor's appraisal, lot values, or a calculated cost for occupied homes that have not yet been appraised by the County Auditor.

Amounts assessed and due but not collected, are reflected as both a receivable and deferred inflows on the statement of net position. For the years ended December 31, 2022 and 2021, the amount recorded as a receivable as \$2,973,188 and \$2,909,040, respectively.

For the years ended December 31, 2022 and 2021, the amount recorded as a deferred inflows as \$2,902,719 and \$2,868,905, respectively.

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

**NOTE 5 – COMMUNITY DEVELOPMENT CHARGE-CONTINUED**

The Pre-annexation agreement with the City of Powell permits the Authority to retain a sufficient amount of the development charge to cover the interest expense on debt owed or facilitated by the City of Powell.

**NOTE 6 – RECEIVABLES**

Receivables at December 31, 2022 and 2021 consisted of unpaid and accrued of community development charges and accrued interest relating to the certificate of deposits. All receivables are considered collectible.

**NOTE 7 – CAPITAL ASSETS**

There was no capital asset activity or donations during the years ended December 31, 2022 and 2021.

**NOTE 8 – LONG-TERM OBLIGATIONS**

The Authority's long-term obligations activity for the years ended December 31, 2022 and 2021 was as follows:

**Series 2019 Bonds**

On December 23, 2019, the Authority issued \$8,860,000 in Community Facilities Refunding Bonds, Series 2019. The purpose of this issue was to refinance the existing Community Facilities Adjustable Rate Notes, Series Bonds 2004 to 2006. The serial coupon rate varies from 4.00% to 2.65% with and an average coupon rate of 3.142% and an overall bond yield over the life of this series of 2.893%. The Bonds received an "A" (Stable outlook) rating from S&P Global Ratings and sold at a \$276,639 premium which is reflected on the Statement of Net Position as deferred inflows of resources from the funding of debt for the year ended December 31, 2020. This deferred inflow balance of \$276,639 will be amortized over the bond's initial stated term of 27 years and will be amortize at a rate of \$10,246 a year beginning in 2020. The deferred inflow of resources had an unamortized balance on December 31, 2022 and 2021 of \$305,901 and \$331,147, respectively.

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

**NOTE 8 – LONG-TERM OBLIGATIONS– CONTINUED**

**Bond Redemption**

Optional Prior Redemption

Bonds maturing on or after December 1, 2030, are subject to optional redemption by the Authority, in whole or in part on any date on or after December 1, 2029 at a redemption price equal to par plus accrued interest to the date of redemption.

Additional Mandatory Redemption

The Term Bonds maturing in the years 2036, 2041, and 2046 are subject to additional mandatory redemption in whole or in part at a redemption price of 100% of the principal amount redeemed plus interest accrued to the redemption date, on December 1 of any year from funds on deposit in the Bond Service Fund, with priority of redemption first apportioned to 2048 Term Bonds, then to the 2041 Term Bonds, and finally to the 2036 Term Bonds.

The schedule maturities of principal and interest for the Series 2019A Bonds without consideration for optional and mandatory redemptions is listed below:

| <u>Year</u> | <u>Principal<br/>Repayment</u> | <u>Average<br/>Interest<br/>Rate</u> | <u>Total Annual<br/>Interest</u> | <u>Total P&amp;I<br/>Payment</u> |
|-------------|--------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 2023        | \$ 225,000                     | 4.00%                                | \$ 268,026                       | \$ 493,026                       |
| 2024        | \$ 235,000                     | 4.00%                                | \$ 259,026                       | \$ 494,026                       |
| 2025        | \$ 240,000                     | 4.00%                                | \$ 249,626                       | \$ 489,626                       |
| 2026        | \$ 250,000                     | 4.00%                                | \$ 240,026                       | \$ 490,026                       |
| 2027        | \$ 260,000                     | 4.00%                                | \$ 230,026                       | \$ 490,026                       |
| 2028-2032   | \$ 1,475,000                   | 4.00%                                | \$ 984,930                       | \$ 2,459,930                     |
| 2033-2037   | \$ 1,725,000                   | 2.94%                                | \$ 734,911                       | \$ 2,459,911                     |
| 2038-2042   | \$ 1,990,000                   | 2.95%                                | \$ 470,330                       | \$ 2,460,330                     |
| 2043-2046   | \$ 1,825,000                   | 3.10%                                | \$ 144,688                       | \$ 1,969,688                     |
| Total       | \$ 8,225,000                   | 3.67%                                | \$ 3,581,589                     | \$ 11,806,589                    |

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

**NOTE 8 – LONG-TERM OBLIGATIONS – CONTINUED**

The Authority pledge the community charge receipts from the Expansion Areas to the payment of the Series 2019 Bonds. Below is a schedule of the collection of the Expansion Area Community Charge revenue and receipts for the last five years:

|       | Amount<br>Billed    | Collections<br>First Half | Collections<br>Second Half | Yearly<br>Collections | %<br>Collected | %<br>Change |
|-------|---------------------|---------------------------|----------------------------|-----------------------|----------------|-------------|
| 2018  | 632,406             | 356,294                   | 272,166                    | 628,460               | 99.40%         | 8.70%       |
| 2019  | 631,262             | 329,670                   | 306,202                    | 635,872               | 100.70%        | 1.20%       |
| 2020  | 636,713             | 329,096                   | 307,890                    | 636,986               | 100%           | 0.20%       |
| 2021  | 734,027             | 347,006                   | 347,607                    | 694,613               | 94.63%         | 5.37%       |
| 2022  | 711,855             | 364,497                   | 351,322                    | 715,819               | 100.56%        | -6.26%      |
| Total | <u>\$ 3,346,263</u> |                           |                            | <u>\$ 3,311,750</u>   | <u>98.97%</u>  |             |

Below is a schedule of the change in balance among the various bond series for the year ended December 31, 2022 and 2021:

|                    | Beginning<br>Balance | Additions   | Payments          | Ending<br>Balance   | Due in<br>One Year |
|--------------------|----------------------|-------------|-------------------|---------------------|--------------------|
| <b><u>2022</u></b> |                      |             |                   |                     |                    |
| Series 2019        | \$ 8,440,000         | \$ -        | \$ 215,000        | \$ 8,225,000        | \$ 225,000         |
| Total              | <u>\$ 8,440,000</u>  | <u>\$ -</u> | <u>\$ 215,000</u> | <u>\$ 8,225,000</u> | <u>\$ 225,000</u>  |
| <b><u>2021</u></b> |                      |             |                   |                     |                    |
| Series 2019        | \$ 8,645,000         | \$ -        | \$ 205,000        | \$ 8,440,000        | \$ 215,000         |
| Total              | <u>\$ 8,645,000</u>  | <u>\$ -</u> | <u>\$ 205,000</u> | <u>\$ 8,440,000</u> | <u>\$ 215,000</u>  |

**NOTE 9 – INTERGOVERNMENTAL DEBT**

On November 6, 2002, the City of Powell annexed a portion of the territory of the Authority into the City. In exchange, the City of Powell issued general obligation bonds (2002 Series Bond) in the amount of \$10,365,000 and notes, in the amount of \$6,900,000. The total proceeds of \$17,265,000 were transferred to the Authority to refund a portion of the \$22,300,000 in Community Facilities Bonds, Series 2001 which were initially issued by the Authority.

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

**NOTE 9 – INTERGOVERNMENTAL DEBT – CONTINUED**

The Authority has pledged the community development charge receipts generated by the portion annexed, as well as tap fee receipts, to repay the City for the bond and note principal and related interest costs.

Since 2004, the City of Powell has assumed additional debt totaling \$900,000 to cover the shortfall in payments necessary to cover interest carry cost on the bonds and notes. Additionally, there have been other associated costs and fees, including premiums and discounts, related to the issuance of debt since 2004.

Series 2008 – 2015 Bonds

Series 2008 general obligation bonds in the amount of \$6,900,000 were issued by the City of Powell on June 1, 2008. The bonds have a maturity date of December 1, 2030. The bonds have an interest rate that varies from approximately 3.85% to 4.2% over the life of the bonds.

On December 22, 2015, the City of Powell issued Series 2015 Bonds in the amount of \$4,175,000 to refinance \$4,340,000 of the Series 2008 Bonds. This left a remaining balance of the Series 2008 Bonds of \$805,000 with remaining principal payments through December 1, 2019. The terms of the refinancing resulted in an initial reduction in the principal balance of \$165,000 which is reflected on the Statement of Net Position as a deferred inflows of resources from the refunding of debt for the year ended December 31, 2017.

The scheduled principal maturity and interest payments for the City of Powell 2015 Bonds are as follows:

City of Powell 2015 Bonds:

| <u>Year</u> | <u>Principal<br/>Payment</u> | <u>Total Annual<br/>Interest</u> | <u>Total P&amp;I<br/>Payment</u> |
|-------------|------------------------------|----------------------------------|----------------------------------|
| 2023        | 360,000                      | 112,400                          | 472,400                          |
| 2024        | 370,000                      | 98,000                           | 468,000                          |
| 2025        | 385,000                      | 83,200                           | 468,200                          |
| 2026        | 400,000                      | 67,800                           | 467,800                          |
| 2027        | 415,000                      | 51,800                           | 466,800                          |
| 2028-2029   | 880,000                      | 53,200                           | 933,200                          |

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

**NOTE 9 – INTERGOVERNMENTAL DEBT – CONTINUED**

Series 2021 Bonds

On April 20, 2021, Series 2011 and Series 2012 bonds were refinanced with a new 2021 debt Series which has an interest coupon rate of 2% for the life of the bond. Liberty CIFA made a \$4,500,000 principal payment as part of the refinancing and reduced the outstanding payment term for the existing 2011 Series Bond by six years and reduced the existing Series 2012 by ten years.

Total interest cost for the existing 2011 Bond Series was reduced from \$2,129,920 to \$319,747. Total interest cost for the existing 2012 Bond Series was reduced from \$2,022,098 to \$141,054.

Total interest costs savings resulting from the refinancing of Bond Series 2011 and 2012 over the new six year term is \$3,691,217. Cost of issuance for refinancing 2012 bond is \$25,956.92. Cost of issuance for refinancing 2011 bond is \$57,256.19.

The scheduled principal maturity and interest payments for the New Series 2021 Bonds are as follows:

City of Powell 2021 Bonds:

| <u>Year</u>  | <u>Principal<br/>Payment</u> | <u>Coupon<br/>Rate</u> | <u>Total Annual<br/>Interest</u> | <u>Total P&amp;I<br/>Payment</u> |
|--------------|------------------------------|------------------------|----------------------------------|----------------------------------|
| 2023         | \$ 1,300,000                 | 2.00%                  | \$ 102,400                       | \$ 1,402,400                     |
| 2024         | \$ 1,330,000                 | 2.00%                  | \$ 76,400                        | \$ 1,406,400                     |
| 2025         | \$ 1,355,000                 | 2.00%                  | \$ 49,800                        | \$ 1,404,800                     |
| 2026         | \$ 1,135,000                 | 2.00%                  | \$ 22,700                        | \$ 1,157,700                     |
| <b>Total</b> | <b>\$ 5,120,000</b>          | <b>2.00%</b>           | <b>\$ 251,300</b>                | <b>\$ 5,371,300</b>              |

The Authority's intergovernmental payment activity for the years ended December 31, 2022 and 2021 was as follows:

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

**NOTE 9 – INTERGOVERNMENTAL DEBT – CONTINUED**

|                  | <u>Beginning<br/>Balance</u> | <u>Additional<br/>Borrowing</u> | <u>Payments</u>      | <u>Ending<br/>Balance</u> | <u>Due in<br/>1 Year</u> |
|------------------|------------------------------|---------------------------------|----------------------|---------------------------|--------------------------|
| <b>2022</b>      |                              |                                 |                      |                           |                          |
| Series 2008-2015 | 3,155,000                    | -                               | 345,000              | 2,810,000                 | \$ 360,000               |
| Series 2021      | 6,395,000                    | -                               | 1,275,000            | 5,120,000                 | 1,300,000                |
|                  | <u>\$ 9,550,000</u>          | <u>\$ -</u>                     | <u>\$ 1,620,000</u>  | <u>\$ 7,930,000</u>       | <u>\$ 1,660,000</u>      |
| <b>2021</b>      |                              |                                 |                      |                           |                          |
| Series 2008-2015 | \$ 3,480,000                 | -                               | 325,000              | 3,155,000                 | 345,000                  |
| Series 2011      | 6,350,000                    | -                               | 6,350,000            | -                         | -                        |
| Series 2012      | 5,595,000                    | -                               | 5,595,000            | -                         | -                        |
| Series 2021      | -                            | 7,165,000                       | 766,470              | 6,398,530                 | 1,275,000                |
|                  | <u>\$ 15,425,000</u>         | <u>\$ 7,165,000</u>             | <u>\$ 13,036,470</u> | <u>\$ 9,553,350</u>       | <u>\$ 1,620,000</u>      |

**NOTE 10 – RISK MANAGEMENT**

The Government belongs to the Ohio Plan Risk Management, Inc. (OPRM) (the "Plan"), a non-assessable, unincorporated non-profit association providing a formalized, jointly administered self-insurance risk management program and other administrative services to Ohio governments ("Members"). The Plan is legally separate from its member governments.

Pursuant to Section 2744.081 of the Ohio Revised Code, the plan provides property, liability, errors and omissions, law enforcement, automobile, excess liability, crime, surety and bond, inland marine and other coverages to its members sold through fourteen appointed independent agents in the State of Ohio.

Effective November 1, 2016, the OPRM elected to participate in a property loss corridor deductible. The property corridor includes losses paid between 70% and 75%. In 2018, the casualty loss corridor was eliminated and the property corridor was adjusted to losses paid between 65% and 70%. Effective November 1, 2019, the property loss corridor was adjusted to losses between 60% and 67.5% and has remain unchanged. OPRM had 773 members and 769 members as of December 31, 2022 and 2021, respectively.

The Pool's audited financial statements conform with generally accepted accounting principles, and reported the following assets, liabilities and equity at December 31, 2022.

LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY  
DELAWARE COUNTY

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

**NOTE 10 – RISK MANAGEMENT - CONTINUED**

|                 |                     |
|-----------------|---------------------|
| Assets          | \$ 21,662,291       |
| Liabilities     | <u>(18,158,351)</u> |
| Members' Equity | <u>\$ 3,503,940</u> |

You can read the complete audited financial statements for OPRM at the Plan's website, [www.ohioplan.org](http://www.ohioplan.org).

**NOTE 11 – CONTINGENT LIABILITIES**

There are no claims or lawsuits pending against the Authority.



# OHIO AUDITOR OF STATE KEITH FABER



65 East State Street  
Columbus, Ohio 43215  
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800-282-0370

## INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS REQUIRED BY GOVERNMENT AUDITING STANDARDS

Liberty Community Infrastructure Financing Authority  
Delaware County  
585 South Front Street, Suite 220  
Columbus, Ohio 43215

To the Board of Trustees:

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 Liberty Community Infrastructure Financing Authority, Delaware County, (the Authority) as of and for the years ended December 31, 2023, and 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated July 24, 2025.

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

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

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

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

### ***Purpose of This Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

KEITH FABER  
Ohio Auditor of State



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

July 24, 2025

# OHIO AUDITOR OF STATE KEITH FABER



**LIBERTY COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY**

**DELAWARE 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 8/12/2025**

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](http://www.ohioauditor.gov)