



OHIO AUDITOR OF STATE  
**KEITH FABER**





**MIAMI TOWNSHIP COMMUNITY IMPROVEMENT CORPORATION  
MONTGOMERY COUNTY  
DECEMBER 31, 2020 AND 2019**

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# OHIO AUDITOR OF STATE KEITH FABER



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## INDEPENDENT AUDITOR'S REPORT

Miami Township Community Improvement Corporation  
Montgomery County  
2700 Lyons Road  
Miamisburg, Ohio 45342

To the Board of Directors:

### ***Report on the Financial Statements***

We have audited the accompanying financial statements of the Miami Township Community Improvement Corporation, Montgomery County, Ohio (the Corporation), as of and for the years ended December 31, 2020 and 2019, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for preparing and fairly presenting these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes designing, implementing, and maintaining internal control relevant to preparing and fairly presenting financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditor's Responsibility***

Our responsibility is to opine on these financial statements based on our audit. We audited in accordance with auditing standards generally accepted in the United States of America and the financial audit standards in the Comptroller General of the United States' *Government Auditing Standards*. Those standards require us to plan and perform the audit to reasonably assure the financial statements are free from material misstatement.

An audit requires obtaining evidence about financial statement amounts and disclosures. The procedures selected depend on our judgment, including assessing the risks of material financial statement misstatement, whether due to fraud or error. In assessing those risks, we consider internal control relevant to the Corporation's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not to the extent needed to opine on the effectiveness of the Corporation's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of management's accounting policies and the reasonableness of their significant accounting estimates, as well as our evaluation of the overall financial statement presentation.

We believe the audit evidence we obtained is sufficient and appropriate to support our audit opinion.

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Corporation, as of December 31, 2020 and 2019, and the changes in its 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.

**Emphasis of Matter**

As discussed in Note 4 (for the years ended December 31, 2020 and 2019) to the financial statements, the financial impact of COVID-19 and the continuing emergency measures may impact subsequent periods of the Corporation. We did not modify our opinion regarding this matter.

**Other Matters**

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require this presentation to include *management's discussion and analysis*, listed in the table of contents, to supplement the basic financial statements. Although this information is not part of the basic financial statements, the Governmental Accounting Standards Board considers it essential for placing the basic financial statements in an appropriate operational, economic, or historical context. We applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, consisting of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries to the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not opine or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to opine or provide any other assurance.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated May 14, 2021, on our consideration of the Corporation's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. That report describes the scope of our internal control testing over financial reporting and compliance, and the results of that testing, and does not opine on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.



Keith Faber  
Auditor of State  
Columbus, Ohio

May 14, 2021

**Miami Township Community Improvement Corporation  
Management's Discussion and Analysis  
For the Years Ended December 31, 2020 and 2019**

**UNAUDITED**

This discussion and analysis, along with the accompanying financial report, of the Miami Township Community Improvement Corporation (the "Corporation") is designed to provide creditors and other interested parties with a general overview of the Corporation and its financial activities.

**Financial Highlights**

The total net position of the Corporation at December 31, 2020 and December 31, 2019 was \$1,272,400 and \$1,717,937, respectively. The Corporation sold one property during the period of January 1, 2020 through December 31, 2020.

**Overview of Basic Financial Statements**

The Corporation reports a single enterprise fund using proprietary fund accounting, similar to private sector business. The Basic Financial Statements are presented using the accrual basis of accounting.

The Statement of Net Position includes all of the Corporation's assets and any deferred outflows of resources, and liabilities and any deferred inflows of resources. This statement provides information about the nature and amounts of investments in resources (assets) owned by the Corporation, and obligations owed by the Corporation (liabilities). The Corporation's net position is the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources.

The Statement of Activities provides information on the Corporation's operations over the past year. Revenues are reported when earned and expenses are reported when incurred.

The Statement of Cash Flows provides information about the Corporation's cash receipts and cash disbursements. It summarizes the net changes in cash resulting from operating, investing and financing activities.

Table 1 provides a summary of the Corporation's net position for 2020.

**Table 1 Net Position**

ASSETS	<u>2020</u>	<u>2019</u>	<u>2018</u>
Cash and Cash Equivalents	\$1,272,399	\$1,717,936	\$546,317
Real Estate Held for Resale	1	1	1
Total Assets	\$1,272,400	\$1,717,937	\$546,318
NET POSITION			
Unrestricted	\$1,272,400	\$1,717,937	\$546,318
Total Net Position	\$1,272,400	\$1,717,937	\$546,318

The decrease in assets from the prior year was a result of greater professional and consulting fees incurred during 2020.

**Miami Township Community Improvement Corporation  
Management's Discussion and Analysis  
For the Years Ended December 31, 2020 and 2019**

**UNAUDITED**

Table 2 provides a summary of the Corporation's change in net position for 2020.

**Table 2 Change in Net Position**

	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>OPERATING REVENUE:</b>			
Contributions	\$24,000	\$0	\$0
Total Operating Revenue	\$24,000	\$0	\$0
<b>OPERATING EXPENSE:</b>			
Professional and Consulting Fees	\$167,716	\$96,470	\$29,973
Filings Fees	954	174	0
Other Real Estate Expenses	118	3,118	0
Total Operating Expense	\$168,788	\$99,762	\$29,973
Operating (Loss)	\$(144,788)	\$(99,762)	\$(29,973)
<b>NON-OPERATING REVENUE (EXPENSES):</b>			
Interest Income	\$1,154	\$740	\$369
Non-Operating Grants	(326,804)	(300,000)	0
Gain (Loss) on Sale of Property	24,901	1,758,383	575,922
Right of Way Acquisition	0	(187,741)	0
Total Non-Operating Revenue/(Expenses)	\$(300,749)	\$1,271,381	\$576,291
<b>CHANGES IN NET POSITION:</b>			
Net Position – Beginning of Year	\$1,717,937	\$546,318	\$0
Net Position – End of Year	\$1,272,400	\$1,717,937	\$546,318

The decrease in operating activity from the prior year was a result of greater professional and consulting fees incurred during 2020.

**Capital Assets**

The Corporation had no capital assets at December 31, 2020 and December 31, 2019.

**Debt**

The Corporation had no debt at December 31, 2020 and December 31, 2019.

**Contact Information**

Questions regarding this report and requests for additional information should be forwarded to:

C. Clay McCord, CIA, CRMA  
Treasurer – Miami Township Community Improvement Corporation  
2700 Lyons Road  
Miami Township, OH 45342



**Miami Township Community Improvement Corporation**  
**Statement of Net Position**  
**December 31, 2020 and 2019**

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	<u>2020</u>	<u>2019</u>
ASSETS:		
Cash & Cash Equivalents	\$1,272,399	\$1,717,936
Real Estate Held for Resale	1	1
Total Assets	\$1,272,400	\$1,717,937
NET POSITION:		
Unrestricted	\$1,272,400	\$1,717,937
Total Net Position	\$1,272,400	\$1,717,937

See accompanying notes to the financial statements.

**Miami Township Community Improvement Corporation**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**For the Years Ended December 31, 2020 and 2019**

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	<u>2020</u>	<u>2019</u>
OPERATING REVENUE		
Contributions	\$24,000	\$0
Total Operating Revenue:	\$24,000	\$0
OPERATING EXPENSE		
Professional and Consulting Fees	\$167,716	\$96,470
Filing Fees	954	174
Other Real Estate Expenses	118	3,118
Total Operating Expense:	\$168,788	\$99,762
OPERATING (LOSS)	\$(144,788)	\$(99,762)
Non-Operating Revenues (Expenses):		
Interest Income	\$1,154	\$740
Gain on Sale of Property	24,901	1,758,383
Non-Operating Grants	(326,804)	(300,000)
Right of Way Acquisition	0	(187,742)
Total Non-Operating Revenues (Expenses):	\$(300,749)	\$1,271,381
CHANGE IN NET POSITION	\$(445,537)	\$1,171,619
Net Position – Beginning of Year	\$1,717,937	\$546,318
Net Position – End of Year	\$1,272,400	\$1,717,937

See accompanying notes to the financial statements.

**Miami Township Community Improvement Corporation**  
**Statement of Cash Flows**  
**For the Years Ended December 31, 2020 and 2019**

	<u>2020</u>	<u>2019</u>
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Cash Received from Operating Grants and Contributions	\$24,000	\$0
Cash Payments for Goods and Services	(168,788)	(99,762)
Net Cash Provided (Used) by Operating Activities:	\$(144,788)	\$(99,762)
<b>CASH FLOW FROM CAPITAL &amp; RELATED FINANCING ACTIVITIES</b>		
Interest Income	\$1,154	\$740
Sale of Property	24,901	1,758,383
Improvement Grant to Miami Township	(326,804)	(300,000)
Right of Way Acquisition	0	(187,742)
Net Cash Provided (Used) by Capital and Related Financing Activities:	\$(300,749)	\$1,271,381
<b>NET INCREASE (DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>	<b>\$(445,537)</b>	<b>\$1,171,619</b>
Cash and Cash Equivalents – Beginning of Year	\$1,717,937	\$546,318
Cash and Cash Equivalents – End of Year	\$1,272,400	\$1,717,937

See accompanying notes to the basic financial statements.

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**Miami Township Community Improvement Corporation**  
**Notes to the Basic Financial Statements**  
**For the Years Ended December 31, 2020 and 2019**

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**Note 1 – Nature of Organization and Reporting Entity**

The Miami Township Community Improvement Corporation (“Corporation”) was organized on May, 5, 2007 as a non-profit corporation in accordance with Chapter 1702 and 1724 of the Ohio Revised Code. The purpose of the Corporation is to advance, encourage and promote the industrial, economic, commercial and civic development within Miami Township.

Component units are legally separate organizations for which the Corporation is financially accountable. The Corporation is financially accountable for an organization if the Corporation appoints a voting majority of the organization’s governing board and the Corporation is able to significantly influence the programs or services performed or provided by the organization; or the Corporation is legally entitled to or can otherwise access the organization’s resources; or the Corporation is legally obligated or has otherwise assumed the responsibility to finance deficits of or provide financial support to the organization; or the Corporation is obligated for the debt of the organization. Component units may also include organizations for which the Corporation approves the budget, the issuance of debt, or the levying of taxes. Currently, the Corporation does not have any component units.

**Note 2 – Summary of Significant Accounting Policies**

A summary of the significant accounting policies consistently applied in preparation of the accompanying financial statements is as follows:

**Basis of Presentation**

The financial statements of the Corporation have been prepared on the accrual basis of accounting in conformity with generally accepted accounting principles (GAAP) as applied to special-purpose governments.

The Corporation reports a single enterprise fund using proprietary fund accounting, similar to private sector business. The Basic Financial Statements are presented using the accrual basis of accounting, which recognizes revenues when earned and expenses when incurred.

**Measurement Focus and Basis for Accounting**

Operations of the Corporation are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and deferred outflows of resources, and all liabilities and deferred inflows of resources, associated with the operation are included on the statement of net position. The operating statements present increases (i.e. revenues) and decreases (i.e. expenses) in total net position. Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made. The Corporation uses the accrual basis of accounting. Revenues are recognized in the accounting period in which they are earned, and expenses are recognized at the time they are incurred.

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

**Tax Exempt Status**

The Corporation is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code.

**Miami Township Community Improvement Corporation**  
**Notes to the Basic Financial Statements**  
**For the Years Ended December 31, 2020 and 2019**

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**Note 2 – Summary of Significant Accounting Policies (continued)**

**Cash and Cash Equivalents**

For the purpose of the Statement of Cash Flows, cash and cash equivalents include all highly liquid investments with initial maturities of three months or less.

In June 2020, the Corporation converted the interest-bearing checking account that it opened in April 2018 into an analyzed demand deposit account to minimize bank maintenance fees. The corporation earned a total of \$1,154 in interest for the year ended December 31, 2020.

**Custodial Credit Risk and Concentration of Credit Risk**

The Corporation maintains its cash account in a nationally chartered commercial bank in Ohio. Custodial credit risk is the risk that in the event of a bank failure, the Corporation's deposits may not be returned to it. The Corporation's policy for deposits is any balance not covered by depository insurance will be collateralized by the financial institution with pledged securities.

**Real Estate Held for Resale**

According to GASB 72, Real Estate Held for Resale is recorded at cost at the date of acquisition or at estimated fair market value at date of gift, if donated. The value of the asset is not adjusted for transaction costs even if those costs are separable.

**Recognition of Donations**

The Corporation reports gifts of cash and other assets at their estimated fair market value as of the date of contribution.

**Estimates**

Management uses estimates and assumptions in preparing the financial statements. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported amounts of revenues and expenses. Actual results could differ from those estimates.

**Net Position**

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the Corporation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

The Corporation applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available. None of the Corporation's net position was restricted by enabling legislation.

**Note 3 – Risk Management**

The Corporation is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Corporation manages these risks through the purchase of commercial insurance. Settled claims have not exceeded coverage in any of the last three years and there was no significant reduction in coverage from the prior year.

**Miami Township Community Improvement Corporation**  
**Notes to the Basic Financial Statements**  
**For the Years Ended December 31, 2020 and 2019**

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**Note 4 – COVID 19**

The United States and the State of Ohio declared a state of emergency in March 2020 due to the COVID-19 pandemic. The financial impact of COVID-19 and the continuing emergency measures may impact subsequent periods of the Corporation. The impact on the Corporation's future operating costs, revenues, and any recovery from emergency funding, either federal or state, cannot be estimated.

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**Miami Township Community Improvement Corporation  
Management's Discussion and Analysis  
For the Years Ended December 31, 2019 and 2018**

**UNAUDITED**

This discussion and analysis, along with the accompanying financial report, of the Miami Township Community Improvement Corporation (the "Corporation") is designed to provide creditors and other interested parties with a general overview of the Corporation and its financial activities.

**Financial Highlights**

The total net position of the Corporation at December 31, 2019 and December 31, 2018 was \$1,717,937 and \$546,318, respectively. The Corporation sold one property during the period of January 1, 2019 through December 31, 2019.

**Overview of Basic Financial Statements**

The Corporation reports a single enterprise fund using proprietary fund accounting, similar to private sector business. The Basic Financial Statements are presented using the accrual basis of accounting.

The Statement of Net Position includes all of the Corporation's assets and any deferred outflows of resources, and liabilities and any deferred inflows of resources. This statement provides information about the nature and amounts of investments in resources (assets) owned by the Corporation, and obligations owed by the Corporation (liabilities). The Corporation's net position is the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources.

The Statement of Activities provides information on the Corporation's operations over the past year. Revenues are reported when earned and expenses are reported when incurred.

The Statement of Cash Flows provides information about the Corporation's cash receipts and cash disbursements. It summarizes the net changes in cash resulting from operating, investing and financing activities.

Table 1 provides a summary of the Corporation's net position for 2019.

**Table 1 Net Position**

ASSETS	<u>2019</u>	<u>2018</u>	<u>2017</u>
Cash and Cash Equivalents	\$ 1,717,936	\$546,317	\$0
Real Estate Held for Resale	1	1	0
Total Assets	\$ 1,717,937	\$546,318	\$0
NET POSITION			
Unrestricted	\$ 1,717,937	\$546,318	\$0
Total Net Position	\$ 1,717,937	\$546,318	\$0

The significant increase in assets from the prior year was a result of the sale of a property during 2019.

**Miami Township Community Improvement Corporation  
Management's Discussion and Analysis  
For the Years Ended December 31, 2019 and 2018**

**UNAUDITED**

Table 2 provides a summary of the Corporation's change in net position for 2019.

**Table 2 Change in Net Position**

	<u>2019</u>	<u>2018</u>	<u>2017</u>
<b>OPERATING EXPENSE:</b>			
Professional and Consulting Fees	\$96,470	\$29,973	\$0
Filings Fees	174	0	0
Other Real Estate Expenses	3,118	0	0
Total Operating Expense	\$99,762	\$29,973	\$0
 Operating Loss	 \$(99,762)	 \$(29,973)	 \$0
<b>NON-OPERATING REVENUE (EXPENSES):</b>			
Interest Income	\$740	\$369	\$0
Non-Operating Grants	(300,000)	0	0
Gain (Loss) on Sale of Property	1,758,383	575,922	0
Right of Way Acquisition	(187,742)	0	0
Total Non-Operating Revenue/(Expenses)	\$1,271,381	\$576,291	\$0
 <b>CHANGES IN NET POSITION:</b>	 \$1,171,619	 \$546,318	 \$0
 Net Position – Beginning of Year	 \$546,318	 \$0	 \$0
Net Position – End of Year	\$1,717,937	\$546,318	\$0

The significant increase in nonoperating activity from the prior year was a result of the sale of a property during 2019.

**Capital Assets**

The Corporation had no capital assets at December 31, 2019 and December 31, 2018.

**Debt**

The Corporation had no debt at December 31, 2019 and December 31, 2018.

**Contact Information**

Questions regarding this report and requests for additional information should be forwarded to:

C. Clay McCord, CIA, CRMA  
Treasurer – Miami Township Community Improvement Corporation  
2700 Lyons Road  
Miami Township, OH 45342

**Miami Township Community Improvement Corporation**  
**Statement of Net Position**  
**December 31, 2019 and 2018**

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	<u>2019</u>	<u>2018</u>
ASSETS:		
Cash & Cash Equivalents	\$1,717,936	\$546,317
Real Estate Held for Resale	1	1
Total Assets	\$1,717,937	\$546,318
NET POSITION:		
Unrestricted	\$1,717,937	\$546,318
Total Net Position	\$1,717,937	\$546,318

See accompanying notes to the financial statements.

**Miami Township Community Improvement Corporation**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**For the Years Ended December 31, 2019 and 2018**

	<u>2019</u>	<u>2018</u>
OPERATING EXPENSE		
Professional and Consulting Fees	\$96,470	\$29,973
Filing Fees	174	0
Other Real Estate Expenses	3,118	0
Total Operating Expense:	\$99,762	\$29,973
OPERATING (LOSS)	\$(99,762)	\$(29,973)
Non-Operating Revenues (Expenses):		
Interest Income	\$740	\$ 369
Gain on Sale of Property	1,758,383	575,922
Non-Operating Grants	(300,000)	0
Right of Way Acquisition	(187,742)	0
Total Non-Operating Revenues (Expenses):	\$1,271,381	\$576,291
CHANGE IN NET POSITION	\$1,171,619	\$546,318
Net Position – Beginning of Year	\$546,318	\$0
Net Position – End of Year	\$1,717,937	\$546,318

See accompanying notes to the financial statements.

**Miami Township Community Improvement Corporation**  
**Statement of Cash Flows**  
**For the Years Ended December 31, 2019 and 2018**

	<u>2019</u>	<u>2018</u>
CASH FLOW FROM OPERATING ACTIVITIES		
Cash Payments for Goods and Services	\$(99,762)	\$(29,973)
Net Cash Provided (Used) by Operating Activities:	\$(99,762)	\$(29,973)
CASH FLOW FROM CAPITAL & RELATED FINANCING ACTIVITIES		
Interest Income	\$ 740	\$ 369
Sale of Property	1,758,383	575,922
Improvement Grant to Miami Township	(300,000)	0
Right of Way Acquisition	(187,742)	0
Net Cash Provided (Used) by Capital and Related Financing Activities:	\$1,271,381	\$576,291
NET INCREASE IN CASH & CASH EQUIVALENTS	\$1,171,619	\$546,318
Cash and Cash Equivalents – Beginning of Year	\$546,318	\$ 0
Cash and Cash Equivalents – End of Year	\$1,717,937	\$546,318

See accompanying notes to the basic financial statements.

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**Miami Township Community Improvement Corporation**  
**Notes to the Basic Financial Statements**  
**For the Years Ended December 31, 2019 and 2018**

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**Note 1 – Nature of Organization and Reporting Entity**

The Miami Township Community Improvement Corporation (“Corporation”) was organized on May, 5, 2007 as a non-profit corporation in accordance with Chapter 1702 and 1724 of the Ohio Revised Code. The purpose of the Corporation is to advance, encourage and promote the industrial, economic, commercial and civic development within Miami Township.

Component units are legally separate organizations for which the Corporation is financially accountable. The Corporation is financially accountable for an organization if the Corporation appoints a voting majority of the organization’s governing board and the Corporation is able to significantly influence the programs or services performed or provided by the organization; or the Corporation is legally entitled to or can otherwise access the organization’s resources; or the Corporation is legally obligated or has otherwise assumed the responsibility to finance deficits of or provide financial support to the organization; or the Corporation is obligated for the debt of the organization. Component units may also include organizations for which the Corporation approves the budget, the issuance of debt, or the levying of taxes. Currently, the Corporation does not have any component units.

**Note 2 – Summary of Significant Accounting Policies**

A summary of the significant accounting policies consistently applied in preparation of the accompanying financial statements is as follows:

**Basis of Presentation**

The financial statements of the Corporation have been prepared on the accrual basis of accounting in conformity with generally accepted accounting principles (GAAP) as applied to special-purpose governments.

The Corporation reports a single enterprise fund using proprietary fund accounting, similar to private sector business. The Basic Financial Statements are presented using the accrual basis of accounting, which recognizes revenues when earned and expenses when incurred.

**Measurement Focus and Basis for Accounting**

Operations of the Corporation are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and deferred outflows of resources, and all liabilities and deferred inflows of resources, associated with the operation are included on the statement of net position. The operating statements present increases (i.e. revenues) and decreases (i.e. expenses) in total net position. Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made. The Corporation uses the accrual basis of accounting. Revenues are recognized in the accounting period in which they are earned, and expenses are recognized at the time they are incurred.

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

**Tax Exempt Status**

The Corporation is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code.

**Miami Township Community Improvement Corporation**  
**Notes to the Basic Financial Statements**  
**For the Years Ended December 31, 2019 and 2018**

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**Note 2 – Summary of Significant Accounting Policies (continued)**

**Cash and Cash Equivalents**

For the purpose of the Statement of Cash Flows, cash and cash equivalents include all highly liquid investments with initial maturities of three months or less.

The Corporation opened an interest-bearing checking account in April 2018. The corporation earned a total of \$740 in interest for the year ended December 31, 2019.

**Custodial Credit Risk and Concentration of Credit Risk**

The Corporation maintains its cash account in a nationally chartered commercial bank in Ohio. Custodial credit risk is the risk that in the event of a bank failure, the Corporation's deposits may not be returned to it. The Corporation's policy for deposits is any balance not covered by depository insurance will be collateralized by the financial institution with pledged securities.

**Real Estate Held for Resale**

According to GASB 72, Real Estate Held for Resale is recorded at cost at the date of acquisition or at estimated fair market value at date of gift, if donated. The value of the asset is not adjusted for transaction costs even if those costs are separable.

**Recognition of Donations**

The Corporation reports gifts of cash and other assets at their estimated fair market value as of the date of contribution.

**Estimates**

Management uses estimates and assumptions in preparing the financial statements. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported amounts of revenues and expenses. Actual results could differ from those estimates.

**Net Position**

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the Corporation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

The Corporation applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available. None of the Corporation's net position was restricted by enabling legislation.

**Note 3 – Risk Management**

The Corporation is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Corporation manages these risks through the purchase of commercial insurance. Settled claims have not exceeded coverage in any of the last three years and there was no significant reduction in coverage from the prior year.



**Miami Township Community Improvement Corporation  
Notes to the Basic Financial Statements  
For the Years Ended December 31, 2019 and 2018**

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**Note 4 – Subsequent Event**

The United States and the State of Ohio declared a state of emergency in March 2020 due to the COVID-19 pandemic. The financial impact of COVID-19 and the continuing emergency measures may impact subsequent periods of the Corporation. The impact on the Corporation's future operating costs, revenues, and any recovery from emergency funding, either federal or state, cannot be estimated.

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# OHIO AUDITOR OF STATE KEITH FABER



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

Miami Township Community Improvement Corporation  
Montgomery County  
2700 Lyons Road  
Miamisburg, Ohio 45342

To the Board of Directors:

We have audited, in accordance with auditing standards generally accepted in the United States and the Comptroller General of the United States' *Government Auditing Standards*, the financial statements of the Miami Township Community Improvement Corporation, Montgomery County, (the Corporation) as of and for the years ended December 31, 2020 and 2019, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements and have issued our report thereon dated May 14, 2021, wherein we noted the financial impact of COVID-19 and the continuing emergency measures which may impact subsequent periods of the Corporation.

### ***Internal Control Over Financial Reporting***

As part of our financial statement audit, we considered the Corporation's internal control over financial reporting (internal control) as a basis for designing audit procedures appropriate in the circumstances to the extent necessary to support our opinion on the financial statements, but not to the extent necessary to opine on the effectiveness of the Corporation's internal control. Accordingly, we have not opined on it.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, when performing their assigned functions, to prevent, or detect and timely correct misstatements. A *material weakness* is a deficiency, or combination of internal control deficiencies resulting in a reasonable possibility that internal control will not prevent or detect and timely correct a material misstatement of the Corporation's financial statements. 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 internal control deficiencies that might be material weaknesses or significant deficiencies. Given these limitations, we did not identify any deficiencies in internal control that we consider material weaknesses. However, unidentified material weaknesses may exist.

### ***Compliance and Other Matters***

As part of reasonably assuring whether the Corporation's financial statements are free of material misstatement, we tested its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could directly and materially affect the financial statements. However, opining on compliance with those provisions was not an objective of our audit and accordingly, we do not express an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards*.

***Purpose of this Report***

This report only describes the scope of our internal control and compliance testing and our testing results, and does not opine on the effectiveness of the Corporation's internal control or on compliance. This report is an integral part of an audit performed under *Government Auditing Standards* in considering the Corporation's internal control and compliance. Accordingly, this report is not suitable for any other purpose.



Keith Faber  
Auditor of State  
Columbus, Ohio

May 14, 2021

# OHIO AUDITOR OF STATE KEITH FABER



**MIAMI TOWNSHIP COMMUNITY IMPROVEMENT CORPORATION**

**MONTGOMERY COUNTY**

**AUDITOR OF STATE OF OHIO CERTIFICATION**

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



**Certified for Release 6/17/2021**

88 East Broad 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)