



CLARK SCHAEFER HACKETT  
BUSINESS ADVISORS

# **CITY OF WELLSTON, OHIO**

JACKSON COUNTY

REGULAR AUDIT

FOR THE YEAR ENDED DECEMBER 31, 2021





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City of Wellston City Council  
City of Wellston  
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We have reviewed the *Independent Auditor's Report* of the City of Wellston, Jackson County, prepared by Clark, Schaefer, Hackett & Co., for the audit period January 1, 2021 through December 31, 2021. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

A handwritten signature in black ink that reads "Keith Faber".

Keith Faber  
Auditor of State  
Columbus, Ohio

August 26, 2022

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## INDEPENDENT AUDITORS' REPORT

To the City Council  
City of Wellston:

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Wellston, Ohio ("the City"), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof and the budgetary comparison for the General Fund, Fire Levy Fund and Street Fund, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

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

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

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and 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 City'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.

## ***Auditors' 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 auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement 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 City'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 City'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 and required pension and OPEB schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS 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 August 12, 2022 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City'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 City's internal control over financial reporting and compliance.

*Clark, Schaefer, Hackett & Co.*

Columbus, Ohio  
August 12, 2022

**City of Wellston, Ohio**  
*Management's Discussion and Analysis*  
*For the Year Ended December 31, 2021*  
*Unaudited*

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The discussion and analysis of the City of Wellston's financial performance provides an overall review of the City's financial activities for the year ended December 31, 2021. The intent of this discussion and analysis is to look at the City's financial performance as a whole; readers should also review the basic financial statements and the notes to the basic financial statements to enhance their understanding of the City's financial performance.

### **Financial Highlights**

Key financial highlights for 2021 are as follows:

- The City's total net position increased by \$1,480,029, from the total net position at the beginning of the year.
- At the end of the current year, the City's governmental activities reported total net position of \$7,576,420, an increase of \$25,292 from the prior year.
- At the end of the current year, the City's business-type activities reported total net position of \$12,210,329, an increase of \$1,454,737 from the prior year.
- At the end of the current year, unassigned fund balance for the General Fund was \$1,127,925, a decrease from the prior year of \$242,176.

### **Using this Annual Financial Report**

This annual report consists of a series of financial statements and notes to those statements. These statements are organized so the reader can understand the City of Wellston as a financial whole or as an entire operating entity. The statements then proceed to provide an increasingly detailed look at specific financial activities and conditions.

The Statement of Net Position and Statement of Activities provide information about the activities of the whole City, presenting both an aggregate view of the City's finances and a longer-term view of those assets. Fund financial statements provide the next level of detail. For governmental funds, these statements tell how services were financed in the short-term as well as what dollars remain for future spending. The fund financial statements also look at the City's most significant funds with all other nonmajor funds presented in total in one column.

### ***Reporting the City of Wellston as a Whole***

#### **Statement of Net Position and Statement of Activities**

While this document contains information about the funds used by the City to provide services to our citizens, the view of the City as a whole looks at all financial transactions and asks the question, "How did we do financially during fiscal year 2021?" The Statement of Net Position and the Statement of Activities answer this question. These statements include all assets and liabilities deferred outflows/inflows using the accrual basis of accounting similar to the accounting used by most private sector companies. This basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash is received or paid.

These two statements report the City's net position and changes in net positions. This change in net position is important because it tells the reader whether, for the City as a whole, the financial position of the City has improved or diminished. However, in evaluating the overall position of the City, nonfinancial information such as the condition of City capital assets will also need to be evaluated.

**City of Wellston, Ohio**  
*Management's Discussion and Analysis*  
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*Unaudited*

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In the Statement of Net Position and the Statement of Activities, the City is divided into two kinds of activities:

Governmental Activities – Most of the City's services are reported here including police, administration, and all departments with the exception of our Water, Sewer, and Garbage Funds.

Business-Type Activities – Water and sewer services have charges based upon the amount of usage. The City historically has not charged fees to recoup the cost of the entire operations of our Water and Sewer Treatment Plants as well as all capital expenses associated with the facilities. Garbage collection services have charges based upon set rates. The City attempts to set fees that cover the costs of providing the service.

***Reporting the City of Wellston's Most Significant Funds***

*Fund Financial Statements*

The fund financial statements provide more detailed information about the City's most significant funds – not the City as a whole. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds. Fund financial reports provide detailed information about the City's major funds. Based on the restriction on the use of monies, the City has established many funds that account for the multitude of services provided to its residents. However, these fund financial statements focus on the City's most significant funds. The City's major governmental funds are the General Fund, as well as the Fire Levy and Street Special Revenue Funds, and the Permanent Investment Capital Projects Fund.

***Governmental Funds*** Governmental Funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on current sources and uses of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of governmental funds is narrower than the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, the reader may better understand the long-term impact of the City's near-term financial decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains a number of individual governmental funds. Information for the major funds, identified earlier, is presented separately in the governmental fund balance sheet and in the governmental statement of revenues, expenditures, and changes in fund balances. Data from the other governmental funds are combined into a single aggregated presentation.

***Enterprise Funds*** The City uses enterprise funds to account for its water, sewer, and garbage operations. For water and sewer operations, the City charges a fee to customers, based upon the amount of usage, in an attempt to recover the costs of the services provided. For garbage operations, the City charges a flat monthly fee.

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**Fiduciary Fund** The City accounts for resources held for the benefit of parties outside the government as a fiduciary fund. This fund is not reflected in the government-wide financial statements because the resources of this fund are not available to support the City's own programs. The City uses accrual accounting for fiduciary funds, the same as that of the proprietary funds.

**The City of Wellston as a Whole**

Recall that the Statement of Net Position looks at the City as a whole. Table 1 provides a summary of the City's net position for 2021 compared to 2020.

Table 1 - Net Position

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
<b>Assets</b>						
Current and Other Assets	\$7,372,482	\$7,781,310	\$5,027,252	\$5,120,694	\$12,399,734	\$12,902,004
Net Pension Asset	9,640	11,170	12,269	16,756	21,909	27,926
Net OPEB Asset	85,821	0	109,226	0	195,047	0
Capital Assets	4,389,982	4,302,362	12,028,283	11,902,042	16,418,265	16,204,404
<i>Total Assets</i>	<u>11,857,925</u>	<u>12,094,842</u>	<u>17,177,030</u>	<u>17,039,492</u>	<u>29,034,955</u>	<u>29,134,334</u>
<b>Deferred Outflows of Resources</b>						
Pension	615,455	387,343	141,856	208,921	737,125	596,169
OPEB	247,842	236,199	54,757	145,159	269,248	376,972
Asset Retirement Obligation	0	0	81,084	84,038	81,084	84,038
<i>Total Deferred Outflows</i>	<u>863,297</u>	<u>623,542</u>	<u>277,697</u>	<u>438,118</u>	<u>1,087,457</u>	<u>1,057,179</u>
<b>Liabilities</b>						
Current and Other Liabilities	371,123	244,975	175,888	563,843	547,011	808,818
Long-term Liabilities:						
Due Within One Year	149,564	137,739	207,299	249,602	356,863	387,341
Due in More than One Year:						
Net Pension Liability	2,298,641	2,166,230	948,068	1,293,743	3,246,709	3,459,973
Net OPEB Liability	241,482	790,577	0	899,117	241,482	1,689,694
Other Amounts	616,665	690,882	3,112,530	3,301,841	3,729,195	3,992,723
<i>Total Liabilities</i>	<u>3,677,475</u>	<u>4,030,403</u>	<u>4,443,785</u>	<u>6,308,146</u>	<u>8,121,260</u>	<u>10,338,549</u>
<b>Deferred Inflows of Resources</b>						
Property Taxes	568,609	546,767	0	0	568,609	546,767
Pension	513,801	390,321	433,572	280,696	927,187	670,922
OPEB	384,917	199,765	367,041	133,176	718,647	328,555
<i>Total Deferred Inflows</i>	<u>1,467,327</u>	<u>1,136,853</u>	<u>800,613</u>	<u>413,872</u>	<u>2,214,443</u>	<u>1,546,244</u>
<b>Net Position</b>						
Net Investment in Capital Assets	3,757,893	3,506,228	8,916,581	8,635,299	12,674,474	12,141,527
Restricted for:						
Street Construction	600,147	618,700	0	0	600,147	618,700
Police Protection	9,655	18,656	0	0	9,655	18,656
Fire Protection	217,300	399,903	0	0	217,300	399,903
Cemetery	112,308	140,302	0	0	112,308	140,302
Community Development	663,531	1,124,470	0	0	663,531	1,124,470
Capital Projects	2,466,265	2,461,090	0	0	2,466,265	2,461,090
Cemetery Perpetual Care	251,268	251,268	0	0	251,268	251,268
Recreation	46,959	945	0	0	46,959	945
Unclaimed Monies	6,776	5,763	0	0	6,776	5,763
Unrestricted (Deficit)	(555,682)	(976,197)	3,293,748	2,120,293	2,738,066	1,144,096
<i>Total Net Position</i>	<u>\$7,576,420</u>	<u>\$7,551,128</u>	<u>\$12,210,329</u>	<u>\$10,755,592</u>	<u>\$19,786,749</u>	<u>\$18,306,720</u>

**City of Wellston, Ohio**  
*Management's Discussion and Analysis*  
*For the Year Ended December 31, 2021*  
*Unaudited*

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The net pension liability (NPL) is the largest single liability reported by the City at December 31, 2021. GASB notes that pension and OPEB obligations, whether funded or unfunded, are part of the “employment exchange” – that is, the employee is trading his or her labor in exchange for wages, benefits, and the promise of a future pension and other postemployment benefits. GASB noted that the unfunded portion of this promise is a present obligation of the government, part of a bargained-for benefit to the employee, and should accordingly be reported by the government as a liability since they received the benefit of the exchange. However, the City is not responsible for certain key factors affecting the balance of these liabilities. In Ohio, the employee shares the obligation of funding pension benefits with the employer. Both employer and employee contribution rates are capped by State statute. A change in these caps requires action of both Houses of the General Assembly and approval of the Governor. Benefit provisions are also determined by State statute. The Ohio revised Code permits, but does not require the retirement systems to provide healthcare to eligible benefit recipients. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

In accordance with GASB 68 and GASB 75, the City’s statements prepared on an accrual basis of accounting include an annual pension expense and an annual OPEB expense for their proportionate share of each plan’s *change* in net pension liability (asset) and net OPEB liability (asset), respectively, not accounted for as deferred inflows/outflows.

Most long-term liabilities have set repayment schedules or, in the case of compensated absences (i.e. sick and vacation leave), are satisfied through paid time-off or termination payments. There is no repayment schedule for the net pension liability or the net OPEB liability. As explained above, changes in benefits, contribution rates, and return on investments affect the balance of these liabilities, but are outside the control of the local government. In the event that contributions, investment returns, and other changes are insufficient to keep up with required payments, State statute does not assign/identify the responsible party for the unfunded portion. Due to the unique nature of how the net pension liability and the net OPEB liability are satisfied, these liabilities are separately identified within the long-term liability section of the statement of net position.

For governmental activities, total assets decreased \$236,917 mainly due to decrease in intergovernmental receivables offset by increases in net OPEB asset, an increase in property taxes receivables and capital assets. Property taxes receivable increased during 2021 due to an increase in the amounts certified to be collected by the County Auditor. These increases were offset by net pension asset and material and supplies inventory.

Current liabilities increased \$126,148 mainly due to an increase in unearned revenue. Long-term liabilities decreased \$479,076 primarily due to the net OPEB liability decreasing. As indicated above, changes in pension benefits, contribution rates, and return on investments affect the balance of the net pension and OPEB liability.

For business-type activities, total assets increased \$137,538. Equity in pooled cash and cash equivalents decreased \$237,127, while capital assets increased \$126,241. Current liabilities decreased as a direct result of the the upgrade to the water plant being completed. Long-term liabilities decreased \$1,476,406 mainly due to a decrease to the net pension liability, net OPEB liability, and decreases in outstanding debt.

In order to further understand what makes up the changes in net position for the current year, the following table gives readers further details regarding the results of activities for 2021 and 2020.

**City of Wellston, Ohio**  
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**Table 2 - Changes in Net Position**

	Governmental	Business-	Total	Governmental	Business-	Total
	Activities	Type		Activities	Type	
	2021	2021	2021	2020	2020	2020
<b>Revenues</b>						
Program Revenues:						
Charges for Services	\$518,792	\$3,765,573	\$4,284,365	\$346,487	\$3,534,753	\$3,881,240
Operating Grants and Contributions	795,023	62,003	857,026	1,999,361	0	1,999,361
<i>Total Program Revenues</i>	<u>1,313,815</u>	<u>3,827,576</u>	<u>5,141,391</u>	<u>2,345,848</u>	<u>3,534,753</u>	<u>5,880,601</u>
General Revenues:						
Property Taxes	659,678	0	659,678	629,812	0	629,812
Income Taxes	1,319,572	0	1,319,572	1,329,669	0	1,329,669
Grants and Entitlements	137,896	0	137,896	139,098	0	139,098
Investment Earnings	60,757	0	60,757	85,167	0	85,167
Gain on Sale of Capital Assets	0	16,700	16,700	0	0	0
Miscellaneous	56,485	86	56,571	291,328	309,293	600,621
Total General Revenues	<u>2,234,388</u>	<u>16,786</u>	<u>2,251,174</u>	<u>2,475,074</u>	<u>309,293</u>	<u>2,784,367</u>
Total Revenues	<u>3,548,203</u>	<u>3,844,362</u>	<u>7,392,565</u>	<u>4,820,922</u>	<u>3,844,046</u>	<u>8,664,968</u>
<b>Program Expenses</b>						
General Government	796,088	0	796,088	894,961	0	894,961
Security of Persons and Property:						
Police	1,079,144	0	1,079,144	1,186,437	0	1,186,437
Fire	514,469	0	514,469	561,753	0	561,753
Transportation	640,395	0	640,395	693,862	0	693,862
Leisure Time Activities	39,298	0	39,298	39,041	0	39,041
Public Health Services	75,375	0	75,375	106,587	0	106,587
Public Health Services - Intergovernmental	0	0	0	30,000	0	30,000
Community Environment	355,381	0	355,381	78,729	0	78,729
Community Environment - Intergovernmental	0	0	0	29,388	0	29,388
Basic Utility Services	0	0	0	131,297	0	131,297
Interest and Fiscal Charges	22,761	0	22,761	23,394	0	23,394
Water	0	1,359,753	1,359,753	0	1,803,323	1,803,323
Sewer	0	749,256	749,256	0	1,125,502	1,125,502
Garbage	0	280,616	280,616	0	406,405	406,405
<i>Total Program Expenses</i>	<u>3,522,911</u>	<u>2,389,625</u>	<u>5,912,536</u>	<u>3,775,449</u>	<u>3,335,230</u>	<u>7,110,679</u>
Change in Net Position	25,292	1,454,737	1,480,029	1,045,473	508,816	1,554,289
Net Position Beginning of Year	<u>7,551,128</u>	<u>10,755,592</u>	<u>18,306,720</u>	<u>6,505,655</u>	<u>10,246,776</u>	<u>16,752,431</u>
Net Position End of Year	<u>\$7,576,420</u>	<u>\$12,210,329</u>	<u>\$19,786,749</u>	<u>\$7,551,128</u>	<u>\$10,755,592</u>	<u>\$18,306,720</u>

***Governmental Activities***

Operating grants and contributions accounted for 22.4 percent of total governmental revenues. Property taxes revenue provided 18.6 percent of total governmental revenues, and 37.2 percent was generated from income taxes. Income taxes, property taxes, and unrestricted grants and entitlements combined together, provided 59.7 percent of the City's total governmental revenues.

The City received \$518,792 of total governmental revenues, in charges for services. This was an increase of \$172,305 from 2020, which was primarily due to an increase in fire department training fees. In addition to these training fees, court fines and forfeitures, police security services, and licenses and permits increased.

The City's security of persons and property-police, activities accounted for \$1,593,613 of total expenses. This was a decrease from 2020 of \$154,577, primarily due to a decrease in overall expenses for the police department.

**City of Wellston, Ohio**  
*Management's Discussion and Analysis*  
*For the Year Ended December 31, 2021*  
*Unaudited*

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In governmental activities, operating grants and contributions decreased \$1,204,338. This decrease is due to the City receiving the Coronavirus Relief grant in 2020.

General government activities accounted for \$796,088. This was a decrease in expenses of \$98,873, primarily due to a decrease in the use of materials and supplies.

***Business-Type Activities***

The City's business-type activities are for water, sewer, and garbage services. During 2021, program revenues exceeded expenses by \$1,437,951. Water expenses decreased from 2020 by \$443,570. Sewer expenses decreased from 2020 by \$376,246. Garbage expenses decreased from 2020 by \$125,789.

The minimum water rate is \$12.50 for the first one thousand gallons of water. Sewer fees are calculated on the amount of water used. The minimum sewer rate is \$18.70 per month. Garbage fees are assessed at a rate of a \$16 per month for a 1 yard container and varies for larger capacity containers.

**The City's Funds**

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds – The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in accessing the City's financing requirements. In particular, unassigned fund balance serves as a useful measure of the City's net resources available for spending at the end of the year.

***General Fund***

The General Fund is the primary operating fund of the City. At the end of 2021, fund balance was \$1,639,843. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 58.1 percent of total General Fund expenditures, while total fund balance represents 84.5 percent of that same amount. The fund balance of the City's General Fund increased by \$347.

***Other Major Governmental Funds***

The fund balance of the Fire Levy Special Revenue Fund at December 31, 2021, was \$149,327, a decrease of \$174,660.

The Street Special Revenue Fund at December 31, 2021, was \$306,194, a decrease of \$34,263.

***Enterprise Funds***

The City's enterprise funds provide the same type of information found in the government-wide financial statements, but in more detail.

The City's enterprise funds are the Water, Sewer, and Garbage Funds. The Water Fund's net position increased \$563,344, primarily due to decrease in fringe benefits. The Sewer Fund's net position increased \$735,456, primarily due to a decrease in expenses. The Garbage Fund's net position increased \$155,937. The increase in the Garbage Fund's net position was primarily due to a decrease in expenses.

**City of Wellston, Ohio**  
*Management's Discussion and Analysis*  
*For the Year Ended December 31, 2021*  
*Unaudited*

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**General Fund Budgetary Highlights**

The City's budget is prepared according to Ohio law and is based on accounting for certain transactions on a basis of cash receipts, disbursements, and encumbrances. The most significant budgeted fund is the General Fund. From time to time during the year, the fund's budget may be amended as needs or conditions change.

During the course of 2021, the City amended its budget several times, due to revenues being received in the middle of the year. All recommendations for a budget change came from the City Auditor to the Finance Committee of Council for review before going to the whole Council for Ordinance enactment on the change.

Actual revenues were over the final budget in the amount of \$272,706. The original appropriations were increased \$212,748; however, the actual expenditures were \$53,833 less than the final budget for expenditures. The City's ending unencumbered fund balance in the General Fund was \$326,890 above the final budgeted amount. This is due to the City continuing to make every reasonable effort to hold costs down and maximize the returns the City receives for the monies that are spent.

**Capital Assets and Debt Administration**

***Capital Assets***

Total capital assets for the governmental activities, net of accumulated depreciation, increased from the prior year as a result of additions of assets. These additions include two tractors, a skid steer, a mower, airpack equipment, three vehicles, and the railroad depot.

Total capital assets for the business-type assets, net of accumulated depreciation, increased from the prior year as a result of additions outpacing current year annual depreciation. These additions include a backhoe, water equipment, and the water plant upgrades. Additions to construction in progress include the construction of the New York and Broadway Sewer and the Sewer Lift Station. For additional information, see Note 9.

***Long-term Obligations***

As of December 31, 2021, long-term obligations include OPWC loans, OWDA loans, financed purchases, net pension liability, net OPEB liability, compensated absences, and an asset retirement obligation.

The City has financed purchase for fire department renovations, fire trucks, a pumper truck, and air packs paid from the Fire Special Revenue Fund. Financed purchases paid by the Sewer Fund include the payoff of the general obligation bonds and the revenue bonds. The Water Fund and Sewer Fund pay for the financed purchase of the FlexNet system.

For additional information on debt, see Note 14 to the basic financial statements.

**Current Issues**

The City continues to follow the policies that brought fiscal solvency and continues to look for new ways to improve efficiencies and services to the citizens of Wellston.



**City of Wellston, Ohio**  
*Management's Discussion and Analysis*  
*For the Year Ended December 31, 2021*  
*Unaudited*

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**Requests for Information**

This financial report is designed to provide the City's citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have any questions about this report, please contact the City of Wellston Auditor's Office by calling (740)-384-2428 or by writing the City Auditor at 203 East Broadway, Wellston, Ohio 45692.

# Basic Financial Statements

**City of Wellston, Ohio**  
*Statement of Net Position*  
December 31, 2021

	Governmental Activities	Business-Type Activities	Total*
<b>Assets</b>			
Equity in Pooled Cash and Cash Equivalents	\$2,989,517	\$4,178,856	\$7,168,373
Investments	2,632,283	0	2,632,283
Accrued Interest Receivable	2,411	0	2,411
Accounts Receivable	895	759,848	760,743
Permissive Motor Vehicle License Taxes Receivable	5,354	0	5,354
Intergovernmental Receivable	384,689	0	384,689
Income Taxes Receivable	397,440	0	397,440
Property Taxes Receivable	766,373	0	766,373
Loans Receivable	134,863	0	134,863
Prepaid Items	32,562	26,913	59,475
Materials and Supplies Inventory	26,095	61,635	87,730
Net Pension Asset	9,640	12,269	21,909
Net OPEB Asset	85,821	109,226	195,047
Non-Depreciable Capital Assets	498,840	432,862	931,702
Depreciable Capital Assets, Net	3,891,142	11,595,421	15,486,563
<i>Total Assets</i>	<u>11,857,925</u>	<u>17,177,030</u>	<u>29,034,955</u>
<b>Deferred Outflows of Resources</b>			
Pension	615,455	141,856	737,125
OPEB	247,842	54,757	269,288
Asset Retirement Obligation	0	81,084	81,084
<i>Total Deferred Outflows of Resources</i>	<u>863,297</u>	<u>277,697</u>	<u>1,087,497</u>
<b>Liabilities</b>			
Accounts Payable	68,331	83,439	151,770
Contracts Payable	0	30,588	30,588
Accrued Wages Payable	20,542	17,645	38,187
Matured Compensated Absences	9,895	0	9,895
Intergovernmental Payable	33,288	22,917	56,205
Accrued Interest Payable	12,638	21,299	33,937
Unearned Revenue	226,429	0	226,429
Long-Term Liabilities:			
Due Within One Year	149,564	207,299	356,863
Due In More Than One Year:			
Net Pension Liability	2,298,641	948,068	3,246,709
Net OPEB Liability	241,482	0	241,482
Other Amounts Due in More than One Year	616,665	3,112,530	3,729,195
<i>Total Liabilities</i>	<u>3,677,475</u>	<u>4,443,785</u>	<u>8,121,260</u>
<b>Deferred Inflows of Resources</b>			
Property Taxes	568,609	0	568,609
Pension	513,801	433,572	927,187
OPEB	384,917	367,041	718,647
<i>Total Deferred Inflows of Resources</i>	<u>1,467,327</u>	<u>800,613</u>	<u>2,214,443</u>
<b>Net Position</b>			
Net Investment in Capital Assets	3,757,893	8,916,581	12,674,474
Restricted for:			
Street Construction	600,147	0	600,147
Recreation	46,959	0	46,959
Police Protection	9,655	0	9,655
Fire Protection	217,300	0	217,300
Cemetery	112,308	0	112,308
Community Development	663,531	0	663,531
Capital Projects	2,466,265	0	2,466,265
Cemetery Perpetual Care	251,268	0	251,268
Unclaimed Monies	6,776	0	6,776
Unrestricted (Deficit)	(555,682)	3,293,748	2,738,066
<i>Total Net Position</i>	<u>\$7,576,420</u>	<u>\$12,210,329</u>	<u>\$19,786,749</u>

\*After deferred outflows and deferred inflows related to the change in internal proportionate share of pension and OPEB related items have been eliminated

See accompanying notes to the basic financial statements

**City of Wellston, Ohio**  
*Statement of Activities*  
For the Year Ended December 31, 2021

	Program Revenues		
	Expenses	Charges for Services	Operating Grants, Contributions and Interest
<b>Governmental Activities</b>			
General Government	\$796,088	\$108,469	\$164,988
Security of Persons and Property:			
Police	1,079,144	63,263	59,854
Fire	514,469	189,717	42,920
Transportation	640,395	83,453	475,640
Public Health Services	75,375	21,720	13,544
Leisure Time Activities	39,298	37,045	9,633
Community Environment	355,381	15,125	28,444
Interest and Fiscal Charges	22,761	0	0
<i>Total Governmental Activities</i>	<u>3,522,911</u>	<u>518,792</u>	<u>795,023</u>
<b>Business-Type Activities</b>			
Water	1,359,753	1,861,094	62,003
Sewer	749,256	1,484,712	0
Garbage	280,616	419,767	0
<i>Total Business-Type Activities</i>	<u>2,389,625</u>	<u>3,765,573</u>	<u>62,003</u>
<i>Totals</i>	<u><u>\$5,912,536</u></u>	<u><u>\$4,284,365</u></u>	<u><u>\$857,026</u></u>

**General Revenues**

Property Taxes Levied for:

    General Purposes

    Fire Protection

    Cemetery

    Streets

Income Taxes Levied for General Purposes

Grants and Entitlements not Restricted to Specific Programs

Investment Earnings

Gain on Sale of Capital Assets

Miscellaneous

*Total General Revenues*

*Change in Net Position*

*Net Position Beginning of Year*

*Net Position End of Year*

See accompanying notes to the basic financial statements

Net (Expense) Revenue  
and Changes in Net Position

Governmental Activities	Business-Type Activities	Total
(\$522,631)	\$0	(\$522,631)
(956,027)	0	(956,027)
(281,832)	0	(281,832)
(81,302)	0	(81,302)
(40,111)	0	(40,111)
7,380	0	7,380
(311,812)	0	(311,812)
(22,761)	0	(22,761)
(2,209,096)	0	(2,209,096)
0	563,344	563,344
0	735,456	735,456
0	139,151	139,151
0	1,437,951	1,437,951
(2,209,096)	1,437,951	(771,145)
205,723	0	205,723
273,752	0	273,752
56,827	0	56,827
123,376	0	123,376
1,319,572	0	1,319,572
137,896	0	137,896
60,757	0	60,757
0	16,700	16,700
56,485	86	56,571
2,234,388	16,786	2,251,174
25,292	1,454,737	1,480,029
7,551,128	10,755,592	18,306,720
\$7,576,420	\$12,210,329	\$19,786,749

**City of Wellston, Ohio**  
*Balance Sheet*  
*Governmental Funds*  
*December 31, 2021*

	General	Fire Levy	Street	Permanent Investment	Other Governmental Funds	Total Governmental Funds
<b>Assets</b>						
Equity in Pooled Cash and Cash Equivalents	\$1,458,524	\$161,496	\$231,849	\$0	\$1,130,872	\$2,982,741
Restricted Cash and Cash Equivalents	6,776	0	0	0	0	6,776
Investments	0	0	0	2,433,835	198,448	2,632,283
Receivables:						
Accrued Interest	1,337	0	0	0	1,074	2,411
Accounts	395	450	0	0	50	895
Income Taxes	397,440	0	0	0	0	397,440
Property Taxes	242,722	314,190	0	0	209,461	766,373
Intergovernmental	50,900	16,110	171,184	0	146,495	384,689
Permissive Motor Vehicle License Taxes	0	0	5,354	0	0	5,354
Loans	0	0	0	0	134,863	134,863
Prepaid Items	23,169	4,303	5,074	0	16	32,562
Materials and Supplies Inventory	720	0	25,375	0	0	26,095
<i>Total Assets</i>	<u>\$2,181,983</u>	<u>\$496,549</u>	<u>\$438,836</u>	<u>\$2,433,835</u>	<u>\$1,821,279</u>	<u>\$7,372,482</u>
<b>Liabilities</b>						
Accounts Payable	25,451	12,018	11,998	0	18,864	68,331
Accrued Wages Payable	14,019	2,790	2,701	0	1,032	20,542
Matured Compensated Absences	9,895	0	0	0	0	9,895
Unearned Revenue	0	0	0	0	226,429	226,429
Intergovernmental Payable	24,259	4,564	3,531	0	934	33,288
<i>Total Liabilities</i>	<u>73,624</u>	<u>19,372</u>	<u>18,230</u>	<u>0</u>	<u>247,259</u>	<u>358,485</u>
<b>Deferred Inflows of Resources</b>						
Property Taxes	180,087	233,113	0	0	155,409	568,609
Unavailable Revenue	288,429	94,737	114,412	0	171,847	669,425
<i>Total Deferred Inflows of Resources</i>	<u>468,516</u>	<u>327,850</u>	<u>114,412</u>	<u>0</u>	<u>327,256</u>	<u>1,238,034</u>
<b>Fund Balances</b>						
Nonspendable for:						
Cemetery Perpetual Care	0	0	0	0	251,268	251,268
Inventories	720	0	25,375	0	0	26,095
Prepaid Items	23,169	4,303	5,074	0	16	32,562
Unclaimed Monies	6,776	0	0	0	0	6,776
Restricted for:						
Street Construction	0	0	275,745	0	164,724	440,469
Police Protection	0	0	0	0	9,655	9,655
Fire Protection	0	145,024	0	0	0	145,024
Recreation	0	0	0	0	46,959	46,959
Cemetery	0	0	0	0	91,256	91,256
Community Development	0	0	0	0	554,826	554,826
Capital Projects	0	0	0	2,433,835	32,430	2,466,265
Committed for:						
Community Development	0	0	0	0	95,781	95,781
Assigned to:						
Purchases on Order	28,497	0	0	0	0	28,497
Subsequent Year's Appropriations	452,756	0	0	0	0	452,756
Unassigned (Deficit)	1,127,925	0	0	0	(151)	1,127,774
<i>Total Fund Balances</i>	<u>1,639,843</u>	<u>149,327</u>	<u>306,194</u>	<u>2,433,835</u>	<u>1,246,764</u>	<u>5,775,963</u>
<i>Total Liabilities, Deferred Inflows of Resources and Fund Balances</i>	<u>\$2,181,983</u>	<u>\$496,549</u>	<u>\$438,836</u>	<u>\$2,433,835</u>	<u>\$1,821,279</u>	<u>\$7,372,482</u>

See accompanying notes to the basic financial statements

**City of Wellston, Ohio**  
*Reconciliation of Total Governmental Fund Balances  
to Net Position of Governmental Activities  
December 31, 2021*

**Total Governmental Fund Balances** \$5,775,963

*Amounts reported for governmental activities  
in the statement of net position are different  
because:*

Capital Assets used in governmental activities are not financial resources  
and therefore are not reported in the funds. 4,389,982

Other long-term assets are not available to pay for current-period  
expenditures and therefore are not reported in the funds:

Delinquent Property Taxes	197,764	
Income Taxes	197,868	
Intergovernmental Revenues	273,793	669,425

The net pension asset, net pension liability, net OPEB asset, and  
net OPEB liability are not due and payable in the current period: therefore,  
the asset, liabilities, and related deferred inflows/outflows are not  
reported in governmental funds:

Net Pension Asset	9,640	
Deferred Outflows - Pension	615,455	
Deferred Inflows - Pension	(513,801)	
Net Pension Liability	(2,298,641)	
Net OPEB Asset	85,821	
Deferred Outflows - OPEB	247,842	
Deferred Inflows - OPEB	(384,917)	
Net OPEB Liability	(241,482)	(2,480,083)

Long-term liabilities, accrued interest, and vacation benefits that are  
not due and payable in the current period and therefore are not  
reported in the funds:

Long-Term Loans Payable	(632,089)	
Accrued Interest Payable	(12,638)	
Compensated Absences	(134,140)	(778,867)

Net Position of Governmental Activities \$7,576,420

See accompanying notes to the basic financial statements

**City of Wellston, Ohio**  
*Statement of Revenues, Expenditures and Changes in Fund Balances*  
*Governmental Funds*  
*For the Year Ended December 31, 2021*

	General	Fire Levy	Street	Permanent Investment	Other Governmental Funds	Total Governmental Funds
<b>Revenues</b>						
Property Taxes	\$205,559	\$275,128	\$0	\$0	\$181,120	\$661,807
Income Taxes	1,295,275	0	0	0	0	1,295,275
Permissive Motor Vehicle License Taxes	0	0	83,453	0	0	83,453
Intergovernmental	202,341	35,745	344,546	0	622,209	1,204,841
Charges for Services	597	189,717	0	0	58,765	249,079
Fines and Forfeitures	76,722	0	0	0	1,447	78,169
Licenses and Permits	19,145	0	0	0	0	19,145
Investment Earnings	60,757	0	0	0	8,070	68,827
Rent	73,821	0	0	0	15,125	88,946
Contributions and Donations	0	0	0	0	800	800
Miscellaneous	6,286	5,703	990	0	43,506	56,485
<i>Total Revenues</i>	<u>1,940,503</u>	<u>506,293</u>	<u>428,989</u>	<u>0</u>	<u>931,042</u>	<u>3,806,827</u>
<b>Expenditures</b>						
Current:						
General Government	820,016	0	0	0	172,077	992,093
Security of Persons and Property:						
Police	1,120,289	0	0	0	25,149	1,145,438
Fire	0	664,881	0	0	9,928	674,809
Transportation	0	0	463,252	0	270,495	733,747
Public Health Services	0	0	0	0	114,980	114,980
Leisure Time Services	0	0	0	0	664	664
Community Environment	0	0	0	0	342,380	342,380
Capital Outlay	0	0	0	0	8,397	8,397
Debt Service:						
Principal Retirement	0	11,693	0	0	58,059	69,752
Interest and Fiscal Charges	0	4,379	0	0	19,914	24,293
<i>Total Expenditures</i>	<u>1,940,305</u>	<u>680,953</u>	<u>463,252</u>	<u>0</u>	<u>1,022,043</u>	<u>4,106,553</u>
<i>Excess of Revenues Over (Under) Expenditures</i>	<u>198</u>	<u>(174,660)</u>	<u>(34,263)</u>	<u>0</u>	<u>(91,001)</u>	<u>(299,726)</u>
<b>Other Financing Sources (Uses)</b>						
Transfers In	149	0	0	0	0	149
Transfers Out	0	0	0	0	(149)	(149)
<i>Total Other Financing Sources(Uses)</i>	<u>149</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(149)</u>	<u>0</u>
<i>Net Change in Fund Balance</i>	<u>347</u>	<u>(174,660)</u>	<u>(34,263)</u>	<u>0</u>	<u>(91,150)</u>	<u>(299,726)</u>
<i>Fund Balances Beginning of Year</i>	<u>1,639,496</u>	<u>323,987</u>	<u>340,457</u>	<u>2,433,835</u>	<u>1,337,914</u>	<u>6,075,689</u>
<i>Fund Balances End of Year</i>	<u>\$1,639,843</u>	<u>\$149,327</u>	<u>\$306,194</u>	<u>\$2,433,835</u>	<u>\$1,246,764</u>	<u>\$5,775,963</u>

See accompanying notes to the basic financial statements



**City of Wellston, Ohio**  
*Reconciliation of the Statement of Revenues, Expenditures and Changes  
in Fund Balances of Governmental Funds to the Statement of Activities  
For the Year Ended December 31, 2021*

**Net Change in Fund Balances - Total Governmental Funds** (\$299,726)

***Amounts reported for governmental activities in the  
statement of activities are different because:***

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their useful lives as depreciation expense. This is the amount by which capital asset additions exceeded depreciation in the current period:

Capital Asset Additions	409,999	
Depreciation	(322,379)	87,620

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds:

Delinquent Property Taxes	(2,129)	
Intergovernmental Revenues	(280,792)	
Income Tax	24,297	(258,624)

Repayments of principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. 69,752

In the statement of activities, interest is accrued on outstanding debt, whereas in governmental funds, interest is expended when due. 1,532

Compensated absences reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. (7,360)

Contractually required contributions are reported as expenditures in governmental funds however, the Statement of Net Position reports these amounts as deferred outflows

Pension	221,872	
OPEB	3,668	225,540

Except for amounts reported as deferred inflows/outflows, changes in the net pension liability and net OPEB asset/liability are reported as pension and OPEB expense in the Statement of Activities

Pension	(251,181)	
OPEB	457,739	206,558

*Change in Net Position of Governmental Activities* \$25,292

See accompanying notes to the basic financial statements

**City of Wellston, Ohio**  
*Statement of Revenues, Expenditures and Changes  
in Fund Balance - Budget and Actual (Budget Basis)*  
General Fund  
For the Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with Final Budget
	<u>Original</u>	<u>Final</u>		Positive (Negative)
<b>Revenues</b>				
Property Taxes	\$183,200	\$183,200	\$205,559	\$22,359
Income Taxes	1,155,000	1,155,000	1,311,964	156,964
Intergovernmental	163,900	165,700	200,158	34,458
Charges for Services	300	300	300	0
Fines and Forfeitures	36,300	36,300	78,296	41,996
Licenses and Permits	18,150	18,150	19,145	995
Investment Earnings	49,200	49,200	59,327	10,127
Rent	73,100	73,100	73,821	721
Miscellaneous	1,500	1,500	6,586	5,086
<i>Total Revenues</i>	<u>1,680,650</u>	<u>1,682,450</u>	<u>1,955,156</u>	<u>272,706</u>
<b>Expenditures</b>				
Current:				
General Government	716,535	807,274	826,218	(18,944)
Security of Persons and Property:				
Police	<u>1,085,974</u>	<u>1,207,983</u>	<u>1,135,206</u>	<u>72,777</u>
<i>Total Expenditures</i>	<u>1,802,509</u>	<u>2,015,257</u>	<u>1,961,424</u>	<u>53,833</u>
<i>Deficiency of Revenues Under Expenditures</i>	(121,859)	(332,807)	(6,268)	326,539
<b>Other Financing Sources</b>				
Transfer In	<u>0</u>	<u>0</u>	<u>351</u>	<u>351</u>
<i>Net Change in Fund Balance</i>	(121,859)	(332,807)	(5,917)	326,890
<i>Fund Balance Beginning of Year</i>	1,295,490	1,295,490	1,295,490	0
Prior Year Encumbrances Appropriated	<u>127,748</u>	<u>127,748</u>	<u>127,748</u>	<u>0</u>
<i>Fund Balance End of Year</i>	<u><u>\$1,301,379</u></u>	<u><u>\$1,090,431</u></u>	<u><u>\$1,417,321</u></u>	<u><u>\$326,890</u></u>

See accompanying notes to the basic financial statements

**City of Wellston, Ohio**  
*Statement of Revenues, Expenditures and Changes  
in Fund Balance - Budget and Actual (Budget Basis)  
Fire Levy Fund  
For the Year Ended December 31, 2021*

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Property Taxes	\$258,000	\$258,000	\$275,128	\$17,128
Intergovernmental	39,200	39,200	37,195	(2,005)
Charges for Services	148,494	148,494	189,267	40,773
Miscellaneous	0	6,041	11,403	5,362
<i>Total Revenues</i>	<u>445,694</u>	<u>451,735</u>	<u>512,993</u>	<u>61,258</u>
<b>Expenditures</b>				
Current:				
Security of Persons and Property:				
Fire	428,347	702,149	690,296	11,853
Debt Service:				
Principal Retirement	11,693	11,693	11,693	0
Interest and Fiscal Charges	4,379	4,379	4,379	0
<i>Total Expenditures</i>	<u>444,419</u>	<u>718,221</u>	<u>706,368</u>	<u>11,853</u>
<i>Net Change in Fund Balance</i>	1,275	(266,486)	(193,375)	73,111
<i>Fund Balance Beginning of Year</i>	126,442	126,442	126,442	0
Prior Year Encumbrances Appropriated	201,761	201,761	201,761	0
<i>Fund Balance End of Year</i>	<u>\$329,478</u>	<u>\$61,717</u>	<u>\$134,828</u>	<u>\$73,111</u>

See accompanying notes to the basic financial statements

**City of Wellston, Ohio**  
*Statement of Revenues, Expenditures and Changes  
in Fund Balance - Budget and Actual (Budget Basis)*  
*Street Fund*  
For the Year Ended December 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Permissive Motor Vehicle License Taxes	\$76,100	\$76,100	\$82,878	\$6,778
Intergovernmental	314,700	314,700	338,813	24,113
Miscellaneous	0	0	990	990
<i>Total Revenues</i>	390,800	390,800	422,681	31,881
<b>Expenditures</b>				
Current:				
Transportation	405,597	476,952	442,623	34,329
<i>Net Change in Fund Balance</i>	(14,797)	(86,152)	(19,942)	66,210
<i>Fund Balance Beginning of Year</i>	228,154	228,154	228,154	0
Prior Year Encumbrances Appropriated	5,055	5,055	5,055	0
<i>Fund Balance End of Year</i>	<u>\$218,412</u>	<u>\$147,057</u>	<u>\$213,267</u>	<u>\$66,210</u>

See accompanying notes to the basic financial statements

**City of Wellston, Ohio**  
*Statement of Fund Net Position*  
*Enterprise Funds*  
*December 31, 2021*

	Water	Sewer	Garbage	Total Enterprise Funds
<b>Assets</b>				
<b>Current:</b>				
Equity in Pooled Cash and Cash Equivalents	\$1,692,791	\$2,195,402	\$290,663	\$4,178,856
Accounts Receivable	342,813	336,777	80,258	759,848
Prepaid Items	12,427	10,516	3,970	26,913
Materials and Supplies Inventory	50,135	11,500	0	61,635
<b>Restricted Assets:</b>				
<b>Customer Deposits:</b>				
Equity in Pooled Cash and Cash Equivalents	296,004	0	0	296,004
<i>Total Current Assets</i>	<u>2,394,170</u>	<u>2,554,195</u>	<u>374,891</u>	<u>5,323,256</u>
<b>Noncurrent:</b>				
Net Pension Asset	7,230	4,382	657	12,269
Net OPEB Asset	64,365	39,010	5,851	109,226
Non-Depreciable Capital Assets	127,918	304,944	0	432,862
Depreciable Capital Assets, Net	6,331,495	5,087,444	176,482	11,595,421
<i>Total Assets</i>	<u>8,925,178</u>	<u>7,989,975</u>	<u>557,881</u>	<u>17,473,034</u>
<b>Deferred Outflows of Resources</b>				
Pension	91,934	81,285	8,884	182,103
OPEB	32,512	30,966	3,185	66,663
Asset Retirement Obligation	0	81,084	0	81,084
<i>Total Deferred Outflows of Resources</i>	<u>124,446</u>	<u>193,335</u>	<u>12,069</u>	<u>329,850</u>
<b>Liabilities</b>				
<b>Current:</b>				
Accounts Payable	58,245	16,483	8,711	83,439
Contracts Payable	6,237	24,351	0	30,588
Accrued Wages Payable	9,825	5,819	2,001	17,645
Intergovernmental Payable	15,231	6,353	1,333	22,917
Accrued Interest Payable	10,291	11,008	0	21,299
OPWC Loans Payable	3,763	0	0	3,763
OWDA Loans Payable	34,224	0	0	34,224
Loans Payable	32,913	94,218	0	127,131
Compensated Absences Payable	21,591	17,679	2,911	42,181
Customer Deposits Payable for Restricted Assets	296,004	0	0	296,004
<i>Total Current Liabilities</i>	<u>488,324</u>	<u>175,911</u>	<u>14,956</u>	<u>679,191</u>
<b>Long-Term:</b>				
OPWC Loans Payable	30,104	0	0	30,104
OWDA Loans Payable	1,224,556	0	0	1,224,556
Loans Payable	228,015	1,433,321	0	1,661,336
Compensated Absences Payable	16,553	12,898	1,083	30,534
Asset Retirement Obligation	0	166,000	0	166,000
Net Pension Liability	558,683	338,596	50,789	948,068
<i>Total Long-Term Liabilities</i>	<u>2,057,911</u>	<u>1,950,815</u>	<u>51,872</u>	<u>4,060,598</u>
<i>Total Liabilities</i>	<u>2,546,235</u>	<u>2,126,726</u>	<u>66,828</u>	<u>4,739,789</u>
<b>Deferred Inflows of Resources</b>				
Pension	246,028	147,698	80,093	473,819
OPEB	205,282	119,443	54,222	378,947
<i>Total Deferred Inflows of Resources</i>	<u>451,310</u>	<u>267,141</u>	<u>134,315</u>	<u>852,766</u>
<b>Net Position</b>				
Net Investment in Capital Assets	4,890,422	3,849,677	176,482	8,916,581
Unrestricted	1,161,657	1,939,766	192,325	3,293,748
<i>Total Net Position</i>	<u>\$6,052,079</u>	<u>\$5,789,443</u>	<u>\$368,807</u>	<u>\$12,210,329</u>

See accompanying notes to the basic financial statements

**City of Wellston, Ohio**  
*Statement of Revenues, Expenses and Changes in Fund Net Position*  
*Enterprise Funds*  
*For the Year Ended December 31, 2021*

	Water	Sewer	Garbage	Total Enterprise Funds
<b>Operating Revenues</b>				
Charges for Services	\$1,861,094	\$1,484,712	\$419,767	\$3,765,573
<b>Operating Expenses</b>				
Personal Services	674,399	335,561	111,145	1,121,105
Fringe Benefits	(268,522)	(108,462)	(23,768)	(400,752)
Contractual Services	326,864	167,843	133,649	628,356
Materials and Supplies	366,904	157,542	23,468	547,914
Depreciation	229,103	148,266	36,122	413,491
<i>Total Operating Expenses</i>	<u>1,328,748</u>	<u>700,750</u>	<u>280,616</u>	<u>2,310,114</u>
<i>Operating Income</i>	<u>532,346</u>	<u>783,962</u>	<u>139,151</u>	<u>1,455,459</u>
<b>Non-Operating Revenues (Expenses)</b>				
Intergovernmental	62,003	0	0	62,003
Interest and Fiscal Charges	(31,005)	(48,506)	0	(79,511)
Proceeds from Sale of Capital Assets	0	0	16,700	16,700
Other Non-Operating Revenues	0	0	86	86
<i>Total Non-Operating Revenues (Expenses)</i>	<u>30,998</u>	<u>(48,506)</u>	<u>16,786</u>	<u>(722)</u>
<i>Change in Net Position</i>	563,344	735,456	155,937	1,454,737
<i>Net Position Beginning of Year</i>	<u>5,488,735</u>	<u>5,053,987</u>	<u>212,870</u>	<u>10,755,592</u>
<i>Net Position End of Year</i>	<u>\$6,052,079</u>	<u>\$5,789,443</u>	<u>\$368,807</u>	<u>\$12,210,329</u>

See accompanying notes to the basic financial statements

**City of Wellston, Ohio**  
**Statement of Cash Flows**  
**Enterprise Funds**  
**For the Year Ended December 31, 2021**

	Water	Sewer	Garbage	Total Enterprise Funds
<b>Increase (Decrease) in Cash and Cash Equivalents</b>				
<b>Cash Flows from Operating Activities</b>				
Cash Received from Customers	\$1,804,153	\$1,416,418	\$424,564	\$3,645,135
Cash Payments for Employee Services and Benefits	(905,172)	(493,383)	(179,251)	(1,577,806)
Cash Payments for Goods and Services	(810,974)	(338,539)	(167,628)	(1,317,141)
Utility Deposits Received	41,668	0	0	41,668
Utility Deposits Returned	(34,010)	0	0	(34,010)
Other Operating Revenues	0	0	16,864	16,864
Other Operating Expenses	0	0	0	0
<i>Net Cash Provided by Operating Activities</i>	<u>95,665</u>	<u>584,496</u>	<u>94,549</u>	<u>774,710</u>
<b>Cash Flows from Capital and Related Financing Activities</b>				
Proceeds from OWDA Loans	2,778	0	0	2,778
Payments for Capital Acquisitions	(177,581)	(339,587)	0	(517,168)
Principal Paid on OPWC Loans	(5,644)	(1,516)	0	(7,160)
Principal Paid on OWDA Loans	(53,363)	0	0	(53,363)
Principal Paid on Other Loans	(31,609)	(90,601)	0	(122,210)
Interest Paid on OWDA Loans	(19,485)	0	0	(19,485)
Interest Paid on Other Loans	(12,071)	(49,157)	0	(61,228)
<i>Net Cash Used for Capital and Related Financing Activities</i>	<u>(296,975)</u>	<u>(480,861)</u>	<u>0</u>	<u>(777,836)</u>
<b>Cash Flows from Non Capital Financing Activities</b>				
Operating Grants Received	62,003	0	0	62,003
<i>Net Increase (Decrease) in Cash and Cash Equivalents</i>	<u>(139,307)</u>	<u>103,635</u>	<u>94,549</u>	<u>58,877</u>
<i>Cash and Cash Equivalents Beginning of Year</i>	<u>2,128,102</u>	<u>2,091,767</u>	<u>196,114</u>	<u>4,415,983</u>
<i>Cash and Cash Equivalents End of Year</i>	<u><u>\$1,988,795</u></u>	<u><u>\$2,195,402</u></u>	<u><u>\$290,663</u></u>	<u><u>\$4,474,860</u></u>
<b>Reconciliation of Operating Income to Net Cash Provided by Operating Activities</b>				
Operating Income	\$532,346	\$783,962	\$139,151	\$1,455,459
Adjustments:				
Other Non-Operating Revenues	0	0	16,864	16,864
Depreciation	229,103	148,266	36,122	413,491
(Increase) Decrease in Assets:				
Accounts Receivable	(56,941)	(68,294)	4,797	(120,438)
Prepaid Items	(2,622)	(2,128)	(246)	(4,996)
Materials and Supplies Inventory	(11,801)	(6,528)	0	(18,329)
Net Pension Asset	(853)	(519)	(77)	(1,449)
Net OPEB Liability/Assets	(311,064)	(188,525)	(28,279)	(527,868)
Deferred Outflows - Pension	122,397	80,873	20,875	224,145
Deferred Outflows - OPEB	67,179	42,788	6,736	116,703
Deferred Outflows - Asset Retirement Obligations	0	2,954	0	2,954
Increase (Decrease) in Liabilities:				
Accounts Payable	(105,610)	(9,181)	(10,511)	(125,302)
Accrued Wages Payable	3,119	1,240	219	4,578
Contracts Payable	(2,035)	(937)	0	(2,972)
Intergovernmental Payable	2,717	786	(778)	2,725
Customer Deposits Payable	7,658	0	0	7,658
Compensated Absences Payable	(57,684)	7,338	(1,313)	(51,659)
Net Pension Liability	(2,993)	(1,813)	(273)	(5,079)
Deferred Inflows - Pension	(171,615)	(113,624)	(53,625)	(338,864)
Deferred Inflows - OPEB	(145,636)	(92,162)	(35,113)	(272,911)
<i>Net Cash Provided by Operating Activities</i>	<u><u>\$95,665</u></u>	<u><u>\$584,496</u></u>	<u><u>\$94,549</u></u>	<u><u>\$774,710</u></u>

**Noncash Transactions:**

Non-Cash Transactions:

At December 31, 2020, the City had contracts payable related to the purchase of capital assets of \$5,674 in the Water Enterprise Fund.  
At December 31, 2021, the City had contracts payable related to the purchase of capital assets of \$3,887 in the Water Enterprise Fund.

See accompanying notes to the basic financial statements.

**City of Wellston, Ohio**  
*Statement of Fiduciary Net Position*  
*Custodial Funds*  
*December 31, 2021*

**Assets**

Equity in Pooled Cash and Cash Equivalents	<u>\$24,196</u>
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**Net Position**

Restricted for Individuals, Organizations and Other Governments	<u>\$24,196</u>
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See accompanying notes to the basic financial statements



**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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**NOTE 1 - REPORTING ENTITY**

The City of Wellston (the City) is a body politic, incorporated and established for the purpose of exercising the rights and privileges conveyed to it by the laws of the State of Ohio. The City was founded in 1873.

The Mayor, Auditor, Law Director, and Treasurer are each elected to four year terms. A seven member Council, plus a Council President are elected to two year terms. Department directors and public members of various boards and commissions are appointed by the Mayor or Council.

**Reporting Entity**

The financial reporting entity is composed of the primary government, component units, and other organizations that are included to ensure the financial statements of the City are not misleading. The primary government consists of all funds and departments that are not legally separate from the City. Services provided by the primary government include police and fire protection, street maintenance and repairs, community development, parks and recreation, and water, sewer, and garbage services. A staff provides support (i.e., payroll processing, accounts payable, revenue collection) to the service providers. The operation and control of these activities is provided by the City Council through the budgetary process and by the City Auditor and the City Mayor through administrative and managerial requirements and procedures.

Component units are legally separate organizations for which the City is financially accountable. The City is financially accountable for an organization if the City appoints a voting majority of the organization's governing board and (1) the City is able to significantly influence the programs or services performed or provided by the organization; or (2) the City is legally entitled to or can otherwise access the organization's resources; the City is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization; or the City is obligated for the debt of the organization. Component units also include organizations that are fiscally dependent on the City in that the City approves the budget, the issuance of debt, or the levying of taxes, and there is potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the primary government. No potential component units met these criteria.

The City is involved with the Regional Income Tax Agency (RITA) which is defined as jointly governed organization and is presented in Note 18.

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

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

**A. Basis of Presentation**

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

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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Government-wide Financial Statements

The statement of net position and the statement of activities display information about the City as a whole. These statements include the financial activities of the primary government, except for fiduciary funds. The statements distinguish between those activities of the City that are governmental and those that are considered business-type activities.

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

Fund Financial Statements

During the year, the City segregates transactions related to certain City functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the City at this more detailed level. The focus of governmental and enterprise fund financial statements is on major funds. Each major fund is presented in a separate column. Non-major funds are aggregated and presented in a single column. Custodial funds are reported by type.

B. Fund Accounting

The City uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. There are three categories of funds: governmental, proprietary, and fiduciary.

Governmental Funds

Governmental funds are those through which most governmental functions of the City are financed. Governmental fund reporting focuses on the sources, uses, and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities and deferred inflows is reported as fund balance. The following are the City's major governmental funds:

General Fund - The General Fund accounts for and reports all financial resources not accounted for in another fund. The General Fund balance is available to the City for any purpose provided it is expended or transferred according to the general laws of Ohio.

Fire Levy Fund - The Fire Levy Special Revenue Fund is used to account for property tax revenues and billings for the operation of the Wellston Fire Department.

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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Street Fund – The Street Special Revenue Fund is used to account for that portion of the State gasoline tax and motor vehicle registration fee designated for maintenance of streets within the City.

Permanent Investment Fund - The Permanent Investment Capital Projects Fund is used to account for proceeds from the sale of the City’s electric plant. Per local ordinance, these proceeds may only be used for capital expenditures.

The other governmental funds of the City account for grants and other resources whose use is restricted to a particular purpose.

Proprietary Funds

Proprietary fund reporting focuses on the determination of operating income, changes in net position, financial position, and cash flows. Proprietary funds are classified as either enterprise or internal service. The City’s proprietary funds are all classified as enterprise funds. Enterprise funds may be used to account for any activity for which a fee is charged to external users for goods or services. All of the City’s enterprise funds are major funds.

Water Fund - The Water Fund is used to account for the revenues generated from the charges for distribution of water to the residential and commercial users within the City.

Sewer Fund - The Sewer Fund is used to account for the revenues generated from the charges for sanitary sewer services provided to the residential and commercial users within the City.

Garbage Fund - The Garbage Fund is used to account for the revenues generated from the charges for garbage removal services provided to the residential and commercial users within the City.

Fiduciary Funds

Fiduciary fund reporting focuses on net position and changes in net position. There are four categories of fiduciary funds; pension trust funds, investment trust funds, private-purpose trust funds, and custodial funds. Trust funds are used to account for assets held by the City under a trust agreement for individuals, private organizations, or other governments and are therefore not available to support the City’s own programs. The City’s only fiduciary funds are custodial funds. The City’s custodial funds account for monies held for police and fire auxiliary organizations.

C. Measurement Focus

Government-wide Financial Statements - The government-wide financial statements are prepared using the economic resources measurement focus. All assets and deferred outflows of resources and all liabilities and deferred inflows of resources associated with the operation of the City are included on the statement of net position. The statement of activities accounts for increases (i.e. revenues) and decreases (i.e. expenditures) in total net position.

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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Fund Financial Statements - All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and deferred outflows of resources and current liabilities and deferred inflows generally are included on the balance sheet. The statement of revenues, expenditures, and changes in fund balances reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Therefore, governmental fund financial statements include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

Like the government-wide statements, all proprietary and fiduciary funds are accounted for on a flow of economic resources measurement focus. All assets and deferred outflows of resources and all liabilities and deferred inflows of resources associated with the operation of these funds are included on the statement of fund net position. In fiduciary funds, a liability to the beneficiaries of fiduciary activity is recognized when an event has occurred that compels the government to disburse fiduciary resources. Fiduciary fund liabilities other than those to beneficiaries are recognized using the economic resources measurement focus.

For proprietary funds, the statement of changes in fund net position presents increases (i.e., revenues) and decreases (i.e., expenses) in net total position. The statement of cash flows provides information about how the City finances and meets the cash flow needs of its proprietary activities.

Normally, fiduciary funds present a statement of changes in fiduciary net position which reports additions to and deductions from custodial funds; however, the City had no activity in their custodial funds in 2021.

#### D. Basis of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements and the statements presented for proprietary and fiduciary funds are prepared using the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, in the recording of deferred outflows/inflows of resources, and in the presentation of expenses versus expenditures.

#### Revenues – Exchange and Non-exchange Transactions

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

Non-exchange transactions, in which the City received value without directly giving equal value in return, includes income taxes, property taxes, grants, entitlements, and donations. On an accrual basis, revenue from income taxes is recognized in the period in which the taxable income is earned. Revenue from property taxes is recognized in the period in which taxes are levied. Revenue from grants, entitlements, and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted; matching requirements, in which the City must provide local

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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resources to be used for a specified purpose; and expenditure requirements, in which the resources are provided to the City on a reimbursable basis. On a modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

Under the modified accrual basis, the following revenue resources are considered to be both measurable and available at year end: interest, federal and state grant subsidies, state-levied local shared taxes (including motor vehicle license fees and gasoline taxes), income taxes, fees, and rentals.

Deferred Outflows/Inflows of Resources

In addition to assets, the statements of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources, represents a consumption of net assets that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then. For the County, deferred outflows of resources are reported on the government-wide statement of net position for asset retirement obligations, pension, and OPEB. The deferred outflows of resources related to asset retirement obligations is originally measured at the amount of the corresponding liability. This amount is expensed in a systematic and rational manner over the tangible asset's useful life. The deferred outflows of resources related to pension and OPEB are explained in Notes 10 and 11.

In addition to liabilities, the statements of financial position report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. For the City, deferred inflows of resources include property taxes, pension, OPEB, and unavailable revenue. Property taxes represent amounts for which there is an enforceable legal claim as of December 31, 2021, but which were levied to finance 2022 operations. These amounts have been recorded as a deferred inflow on both the government-wide statement of net position and the governmental fund financial statements. Unavailable revenue is reported only on the governmental funds balance sheet, and represents receivables which will not be collected within the available period. For the City, unavailable revenue includes delinquent property taxes, income taxes, and intergovernmental grants. These amounts are deferred and recognized as an inflow of resources in the period the amounts become available. The details of these unavailable revenues are identified on the Reconciliation of Total Governmental Fund Balance to Net Position of Governmental Activities found on page 17. Deferred inflows of resources related to pension and OPEB plans are reported on the government-wide statement of net position. (See Notes 10 and 11)

Expenses/Expenditures

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

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

E. Budgetary Process

All funds, other than custodial funds, are legally required to be budgeted and appropriated. The major documents prepared are the tax budget, the certificate of estimated resources, and the appropriations resolutions, all of which are prepared on the budgetary basis of accounting. The tax budget demonstrates a need for existing or increased tax rates. The certificate of estimated resources establishes a limit on the

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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amount the City Council may appropriate. The appropriations resolution is the City Council's authorization to spend resources and sets annual limits on the expenditures plus encumbrances at the level of control selected by the City Council. The legal level of budgetary control is at the object level within each department. Any budgetary modifications at this level may only be made by resolution of the City Council. Advances between funds are not required to be budgeted.

The certificate of estimated resources may be amended during the year if projected increases or decreases in revenue are identified by the City Auditor. The amounts reported as the original budgeted amounts on the budgetary statements reflect the amounts on the certificate of estimated resources when the original appropriations were adopted. The amounts reported as the final budgeted amounts on the budgetary statements reflect the amounts on the amended certificate of estimated resources in effect at the time final appropriations were adopted by City Council.

The appropriation resolution is subject to amendment throughout the year with the restriction that appropriations cannot exceed estimated resources. The amounts reported as the original budgeted amounts in the budgetary statements reflect the first appropriation resolution for the fund that covered the entire year, including amounts automatically carried forward from prior years. The amounts reported as the final budgeted amounts represent the final appropriation amounts passed by City Council during the year.

#### F. Cash and Cash Equivalents

To improve cash management, cash received by the City is pooled. Monies for all funds, except for the Permanent Investment Capital Projects Fund and a portion of the Cemetery Perpetual Care Permanent Fund, are maintained in this pool. Interest in the pool is presented as "equity in pooled cash and cash equivalents."

During 2021, investments were limited to certificates of deposit, which are reported at cost.

Investment procedures are restricted by the provisions of the Ohio Revised Code. Interest revenue credited to the General Fund during 2021 amounted to \$60,757, which includes \$51,710 assigned from other City funds.

Investments with an original maturity of three months or less at the time of purchase and investments of the cash management pool are presented on the financial statements as cash equivalents.

#### G. Receivables and Payables

Receivables and payables are recorded on the City's financial statements to the extent that the amounts are determined to be material and are substantiated not only by supporting documentation, but also, by a reasonable, systematic method of determining their existence, completeness, valuation and, in the case of receivables, collectability.

#### H. Restricted Assets

Assets are reported as restricted when limitations on their use change the nature or normal understanding of the availability of the asset. Such constraints are either externally imposed by creditors, contributors, grantors, or laws of other governments, or are imposed by law through constitutional provisions or enabling legislation. Restricted assets in the enterprise funds represent water customer deposits. Unclaimed monies that are required to be held for five years before they may be utilized by the City are reported as restricted.

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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**I. Inventory**

Inventories are presented at cost on a first-in, first-out basis and are expensed/expended when used. Inventory consists of materials and supplies held for consumption.

**J. Prepaid Items**

Payments made to vendors for services that will benefit periods beyond December 31, 2021, are recorded as prepaid items using the consumption method by recording a current asset for the prepaid amount and reflecting the expenditure/expense in the year in which services are consumed.

**K. Capital Assets**

General capital assets are those assets not specifically related to activities reported in the proprietary funds. These assets generally result from expenditures in the governmental funds. These assets are reported in the governmental activities columns of the government-wide statement of net position but are not reported in the fund financial statements. Capital assets utilized by the enterprise funds are reported both in the business-type activities column of the government-wide statement of net position and in the funds.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Governmental activities' infrastructure amounts represent capital asset purchases made since January 1, 2004. The City has elected not to retroactively report governmental activities' infrastructure. Donated capital assets are recorded at their acquisition values as of the date received. The City maintains a capitalization threshold of ten thousand dollars. Improvements are capitalized; the costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are not capitalized.

All reported capital assets are depreciated except for land, certain land improvements, and construction in progress. Improvements are depreciated over the remaining useful lives of the related capital assets. Useful lives for infrastructure were estimated based on the City's historical records of necessary improvements and replacement. Depreciation is computed using the straight-line method over the following useful lives:

Description	Governmental Activities Estimated Lives	Business-Type Activities Estimated Lives
Improvements other than Buildings	20 years	10 years
Buildings and Improvements	20-40 years	20-40 years
Equipment	15 years	15 years
Infrastructure	15 years	70 years
Vehicles	5-25 years	5-25 years

**L. Compensated Absences**

Vacation benefits are accrued as a liability as the benefits are earned if the employees' rights to receive compensation are attributable to services already rendered and it is probable that the City will compensate the employees for the benefits through paid time off or some other means.

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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Sick leave benefits are accrued as a liability using the vesting method. The liability includes the employees who are currently eligible to receive termination benefits and those the City has identified as probable of receiving payment in the future. The amount is based on accumulated sick leave and employees' wage rates at year end, taking into consideration any limits specified in the City's termination policy.

The City records a liability for accumulated unused vacation time when earned for all employees after their probation is over. The liability for vacation benefits is recorded as "long-term liabilities, due in one year and due in more than one year" as the City allows employees to accumulate vacation leave for up to three years. The City records a liability for accumulated unused sick leave for employees after 13.68 years of service.

On governmental fund financial statements, compensated absences are recognized as a liability and expenditure to the extent payments come due each period upon the occurrence of employee resignations and retirements. These amounts are recorded in the account "matured compensated absences payable" in the fund from which the employees who have accumulated leave are paid. The noncurrent portion of the liability is not recorded. For enterprise funds, the entire amount of compensated absences is reported as a fund liability.

**M. Accrued Liabilities and Long-Term Obligations**

The City reports all payables, accrued liabilities, and long-term obligations in the government-wide financial statements and it reports all payables, accrued liabilities, and long-term obligations payable from proprietary funds in the proprietary fund financial statements.

In general, the City reports governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources, as obligations of the funds. However claims and judgments and compensated absences that will be paid from governmental funds are reported as a liability in the fund financial statements only to the extent that these liabilities come due for payment during the current year. Net pension/OPEB liability should be recognized in the governmental funds to the extent that benefit payments are due and payable and the pension/OPEB plan's fiduciary net position is not sufficient for payment of those benefits. The City recognizes long-term loans as a liability in the governmental fund financial statements when due.

Long-term liabilities are being repaid from the following funds:

Obligation	Fund
Compensated Absences	The fund from which the employee's salary is paid
Pension and OPEB	The fund from which the employee's salary is paid
Vehicle Loans	Fire Levy Fund, Sales Tax Fund
Fire Department Renovation Loan	Fire Fund
Fire Airpack Loan	Fire Fund
OWDA Loans	Water Fund
OPWC Loans	Water Fund and Sewer Fund
Flex Net Loan	Water Fund and Sewer Fund
Sewer Refinance Loan	Sewer Fund
Asset Retirement Obligation	Sewer Fund



**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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N. Fund Balance

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

***Nonspendable*** The nonspendable fund balance category includes amounts that cannot be spent because they are not in spendable form, or are legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash. It also includes the long-term amount of interfund loans, prepaids, as well as inventory, unless the use of the collection of the loans, or from the use of the prepaids and inventory, is restricted, committed, or assigned.

***Restricted*** Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or is imposed by law through constitutional provisions or enabling legislation (City Ordinances).

Enabling legislation authorizes the City to assess, levy, charge, or otherwise mandates payment of resources (from external resource providers) and includes a legally enforceable requirement that those resources be used only for the specific purposes stipulated in the legislation. Legal enforceability means that the City can be compelled by an external party—such as citizens, public interest groups, or the judiciary to use resources created by enabling legislation only for the purposes specified by the legislation.

***Committed*** The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action (ordinance or resolution) of City Council. Those committed amounts cannot be used for any other purpose unless City Council removes or changes the specified use by taking the same type of action (ordinance or resolution) it employed to previously commit those amounts. In contrast to fund balance that is restricted by enabling legislation, the committed fund balance classification may be redeployed for other purposes with appropriate due process. Constraints imposed on the use of committed amounts are imposed by City Council, separate from the authorization to raise the underlying revenue; therefore, compliance with these constraints are not considered to be legally enforceable. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

***Assigned*** Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the General Fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the General Fund, assigned amounts represent intended uses established by City Council or a City official delegated that authority by City Charter or ordinance, or by State Statute. The City Council assigned fund balance to cover the gap between the estimated resources and appropriations in the 2022’s appropriated budget.

***Unassigned*** Unassigned fund balance is the residual classification for the general fund and includes amounts not contained in the other classifications. In other governmental funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed, or assigned.

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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The City applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first, followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

**O. Net Position**

Net position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on its use either through the constitutional provisions or through enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted resources are available.

**P. Internal Activity**

Transfers between governmental and business-type activities on the government-wide statements are reported in the same manner as general revenues. Transfers within governmental activities are eliminated. Internal allocations of overhead expenses from one program to another or within the same program are eliminated on the Statement of Activities. Payments for interfund services provided and used are not eliminated.

Exchange transactions between funds are reported as revenues in the seller funds and as expenditures/expenses in the purchaser fund. Flows of cash or goods from one fund to another without a requirement for repayment should be reported as internal transfers. Interfund transfers are reported as other financing sources/uses in governmental funds and after non-operating revenues/expenses in proprietary funds. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented on the fund financial statements.

**Q. Pensions/Other Postemployment Benefits (OPEB)**

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

**R. Unearned Revenue**

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied. The City recognizes unearned revenue for intergovernmental revenue from grants received before the eligibility requirements are met.

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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S. 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.

T. Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the City, these revenues are charges for services for sewer, water, and garbage utility services. Operating expenses are necessary costs that have been incurred in order to provide the good or service that is the primary activity of the fund. Revenues and expenses not meeting the definition are reported as nonoperating.

U. Extraordinary and Special Items

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events that are within the control of the City that are either unusual in nature or infrequent in occurrence.

NOTE 3 - BUDGETARY BASIS OF ACCOUNTING

While reporting financial position, results of operations, and changes in fund balance on the basis of generally accepted accounting principles (GAAP), the budgetary basis, as provided by law, is based upon accounting for certain transactions on a basis of cash receipts, disbursements, and encumbrances. The Statements of Revenues, Expenditures and Changes in Fund Balances Budget and Actual (Budget Basis) is presented for the General Fund and the major special revenue funds on the budgetary basis to provide a meaningful comparison of actual results with the budget.

The major differences between the budget basis and the GAAP basis are that:

1. Revenues are recorded when received in cash (budget basis) as opposed to when susceptible to accrual (GAAP basis).
2. Expenditures are recorded when paid in cash (budget basis) as opposed to when the liability is incurred (GAAP basis).
3. Outstanding year end encumbrances are treated as expenditures (budget basis) rather than as committed or assigned fund balance (GAAP basis).
4. Unrecorded cash is reported on the balance sheet (GAAP) but not on the budgetary basis.
5. Prepaid items are reported on the balance sheet (GAAP basis), but not on the budgetary basis.

The adjustments necessary to convert the results of operations for the year on the GAAP basis to the budget basis are as follows:

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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Net Change in Fund Balances

	General	Fire	
		Levy	Street
GAAP Basis	\$347	(\$174,660)	(\$34,263)
Net Adjustment for Revenue Accruals	15,753	2,800	(6,308)
Net Adjustment for Expenditure Accruals	23,069	838	38,705
Beginning of Year:			
Unreported Cash	3,845	4,350	5,580
Prepaid Items	22,015	4,268	0
End of Year:			
Unreported Cash	(4,945)	(450)	0
Prepaid Items	(23,169)	(4,303)	(5,074)
Transfers In	202	0	0
Encumbrances	(43,034)	(26,218)	(18,582)
Budget Basis	<u>(\$5,917)</u>	<u>(\$193,375)</u>	<u>(\$19,942)</u>

**NOTE 4 - DEPOSITS AND INVESTMENTS**

Active deposits are public monies determined to be necessary to meet current demands upon the City treasury. Active monies must be maintained either as cash in the City treasury, in commercial accounts payable or withdrawable on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.

Inactive deposits are public deposits that Council has identified as not required for use within the current five year period of designation of depositories. Inactive deposits must either be evidenced by certificates of deposit maturing not later than the end of the current period of designation of depositories, or by savings or deposit accounts including, but not limited to, passbook accounts.

Interim deposits are deposits of interim monies. Interim monies are those monies which are not needed for immediate use but which will be needed before the end of the current period of designation of depositories. Interim deposits must be evidenced by time certificates of deposit maturing not more than one year from the date of deposit or by savings or deposit accounts including passbook accounts.

Protection of the City's deposits is provided by the Federal Deposit Insurance Corporation (FDIC), by eligible securities pledged by the financial institution as security for repayment, or by the financial institutions participation in the Ohio Pooled Collateral System (OPCS), a collateral pool of eligible securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institution.

Interim monies held by the City can be deposited or invested in the following securities:

1. United States Treasury bills, bonds notes, or any other obligation or security issued by the United States Treasury, or any other obligation guaranteed as to principal and interest by the United States;
2. Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including, but not limited to, Federal National

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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Mortgage Association, Federal Home Loan Bank, Federal Farm Credit Bank, Federal Home Loan Mortgage Corporation, and Government National Mortgage Association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities;

3. No-load money market mutual funds consisting exclusively of obligations described in (1) or (2) and repurchase agreements secured by such obligations, provided that investments in securities described in this division are made only through eligible institutions;
4. Time certificates of deposit or savings or deposit accounts including, but not limited to, passbook accounts;
5. Bonds and other obligations of the State of Ohio, and, with certain limitations including a requirement for maturity within ten years from the date of settlement, bonds and other obligations of political subdivisions of the State of Ohio, if training requirements have been met;
6. The State Treasurer's investment pool (STAR Ohio);
7. Certain bankers' acceptances (for a period not to exceed one hundred eighty days) and commercial paper notes (for a period not to exceed two hundred seventy days) in an amount not to exceed 40 percent of the interim monies available for investment at any one time if training requirements have been met; and
8. Written repurchase agreements in the securities described in (1) or (2) provided the market value of the securities subject to the repurchase agreement must exceed the principal value of the agreement by at least two percent and be marked to market daily, and the term of the agreement must not exceed thirty days.

Investments in stripped principal or interest obligations, reverse repurchase agreements and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage, the use of leverage and short selling are also prohibited. Except as noted above, an investment must mature within five years from the date of purchase unless matched to a specific obligation or debt of the City, and must be purchased with the expectation that it will be held to maturity.

Investments may only be made through specified dealers and institutions. Payment for investments may be made only upon delivery of the securities representing the investments to the treasurer or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

Investments in stripped principal or interest obligations, reverse repurchase agreements, and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage, the use of leverage, and short selling are also prohibited. An investment must mature within five years from the date of purchase, unless matched to a specific obligation or debt of the City, and must be purchased with the expectation that it will be held to maturity.

Investments may only be made through specified dealers and institutions. Payment for investments may be made only upon delivery of the securities representing the investments to the treasurer or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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At year end, the City had \$6,580 in undeposited cash on hand which is included as part of “Equity in Pooled Cash and Cash Equivalents”.

**NOTE 5 - PROPERTY TAXES**

Property taxes include amounts levied against all real and public utility property located in the City. Property tax revenue received during 2021 for real and public utility property taxes represents collections of 2020 taxes.

2021 real property taxes are levied after October 1, 2021, on the assessed value as of January 1, 2021, the lien date. Assessed values are established by State law at 35 percent of appraised market value. 2021 real property taxes are collected in and intended to finance 2022.

Real property taxes are payable annually or semi-annually. If paid annually, payment is due December 31; if paid semi-annually, the first payment is due December 31, with the remainder payable by June 20. Under certain circumstances, State statute permits later payment dates to be established.

Public utility tangible personal property currently is assessed at varying percentages of true value; public utility real property is assessed at 35 percent of true value. 2021 public utility property taxes which became a lien December 31, 2021, are levied after October 1, 2021, and are collected in 2022 with real property taxes.

The full tax rate for all City operations for the year ended December 31, 2021, was \$10.80 per \$1,000 of assessed value. The assessed values of real property and public utility tangible property upon which 2021 property tax receipts were based are as follows:

Real Property	\$60,533,890
Public Utility Real Property	45,070
Public Utility Personal Property	<u>6,733,960</u>
Total	<u>\$67,312,920</u>

The County Treasurer collects property taxes on behalf of all taxing districts in the county, including the City. The County Auditor periodically remits to the City its portion of the taxes collected. Property taxes receivable represents real property and public utility taxes and outstanding delinquencies which are measurable as of December 31, 2021, and for which there is an enforceable legal claim. In governmental funds, the portion of the receivable not levied to finance 2021 operations is offset to deferred inflows of resources - property taxes. On the accrual basis, collectible delinquent property taxes have been recorded as a receivable and revenue while on the modified accrual basis the revenue has been reported as deferred inflows of resources - unavailable revenue.

**NOTE 6 - TAX ABATEMENTS**

Pursuant to Ohio Revised Code Chapter 5709, the City established two Enterprise Zone property tax abatements to encourage new investment. Abatements are obtained through application by the property owner, including proof that the improvements have been made, and equal a percent of the additional property tax resulting from the increase in assessed value as a result of the improvement. The amount of the abatement is deducted from the recipient’s tax bill.

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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The City of Wellston has entered into one enterprise zone agreements with General Mills. This agreement is for the construction of warehouse space. The abatement agreement is for 75 percent of the expansion value in exchange for job creation. In the event of default of the agreement terms, the City may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement.

Below is the information relevant to the disclosure of those programs for the year ended December 31, 2021.

Tax Abatement Program	Amount of 2021 Taxes Abated
<i>Enterprise Zone Tax Exemptions</i>	
General Mills Warehouse Space	\$89,100

**NOTE 7 - INCOME TAX**

The City levies a municipal income tax of one percent on substantially all income earned within the City. In addition, the residents of the City are required to pay income tax on income earned outside of the City; however, the City allows a credit for income taxes paid to another municipality.

Employers within the City are required to withhold income tax on employee compensation and remit the tax to the Regional Income Tax Agency (RITA, the City's third party administrator) quarterly. Corporations and other individual taxpayers are required to pay their estimated tax quarterly and file a declaration semi-annually.

Income tax proceeds are to be used for the purposes of general municipal operations, maintenance of facilities, new equipment, extension and enlargement of municipal services and facilities and capital improvements of the City of Wellston. In 2021, all proceeds were receipted into the General Fund.

The Regional Income Tax Agency administers and collects income taxes for the City. Payments are remitted monthly net of collection fees of approximately 1.0 percent.

**NOTE 8 - RECEIVABLES**

Receivables at December 31, 2021, consisted of property and income taxes; Permissive MVL; accrued interest; loans; intergovernmental receivables arising from grants, entitlements, and shared revenues; and utility accounts. All receivables are considered fully collectible. Delinquent utility accounts receivable (billings for user charged services) are certified and collected as special assessments, subject to foreclosure for nonpayment. The financial statements reflect loans receivable of \$134,863 for principal owed to the City for CDBG and UDAG revolving loan monies loaned to businesses for improvement and expansion efforts. All receivables are expected to be collected within one year, with the exception of delinquent property taxes deemed collectible by the County Auditor and recorded as a receivable in the amount of \$197,764.

A summary of intergovernmental receivables follows:

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
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Governmental Activities:

Gasoline Tax	\$143,636
Sales Tax	102,018
Local Government Subsidies	46,693
CBDG Grant	30,650
Motor Vehicle License Tax	27,548
Homestead and Rollback	22,766
Foundation Trash Can Grant	4,633
Miscellaneous	2,495
Fire Training	2,450
Police Grant	1,800
<b>Total Governmental Activities</b>	<u><u>\$384,689</u></u>

NOTE 9 - CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2021, was as follows:

	Balance 12/31/2020	Additions	Reductions	Balance 12/31/2021
<b><u>Governmental Activities:</u></b>				
Non-Depreciable Capital Assets:				
Land	\$498,840	\$0	\$0	\$498,840
Construction in Progress	183,940	18,112	202,052	0
<b>Total Non-Depreciable Capital Assets</b>	<u>682,780</u>	<u>18,112</u>	<u>202,052</u>	<u>498,840</u>
Depreciable Capital Assets:				
Improvements Other than Buildings	380,277	0	0	380,277
Buildings and Improvements	1,756,553	202,052	0	1,958,605
Equipment	569,372	292,788	0	862,160
Infrastructure	2,217,104	0	0	2,217,104
Vehicles	2,014,306	99,099	0	2,113,405
<b>Total Depreciable Capital Assets</b>	<u>6,937,612</u>	<u>593,939</u>	<u>0</u>	<u>7,531,551</u>
Accumulated Depreciation:				
Improvements Other than Buildings	(243,902)	(26,237)	0	(270,139)
Buildings and Improvements	(588,350)	(46,066)	0	(634,416)
Equipment	(321,247)	(40,695)	0	(361,942)
Infrastructure	(922,196)	(92,752)	0	(1,014,948)
Vehicles	(1,242,335)	(116,629)	0	(1,358,964)
<b>Total Accumulated Depreciation</b>	<u>(3,318,030)</u>	<u>(322,379) *</u>	<u>0</u>	<u>(3,640,409)</u>
<b>Total Depreciable Capital Assets, Net</b>	<u>10,255,642</u>	<u>916,318</u>	<u>0</u>	<u>3,891,142</u>
<b>Governmental Activities Capital Assets, Net</b>	<u><u>\$10,938,422</u></u>	<u><u>\$934,430</u></u>	<u><u>\$202,052</u></u>	<u><u>\$4,389,982</u></u>

\*Depreciation expense was charged to governmental activities as follows:



**City of Wellston, Ohio**  
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*For the Year Ended December 31, 2021*

**Governmental Activities:**

General Government	\$12,387
Security of Persons and Property- Police	26,583
Security of Persons and Property- Fire	85,758
Transportation	127,507
Leisure Time Activities	38,634
Public Health Services	397
Community Environment	31,113
Total Depreciation Expense	<u>\$322,379</u>

	Balance 12/31/2020	Additions	Reductions	Balance 12/31/2021
<b><u>Business - Type Activities:</u></b>				
Non-Depreciable Capital Assets:				
Land	\$263,500	\$0	\$0	\$263,500
Construction in Progress	751,101	127,534	709,273	169,362
Total Non-Depreciable Capital Assets	<u>1,014,601</u>	<u>127,534</u>	<u>709,273</u>	<u>432,862</u>
Depreciable Capital Assets:				
Land Improvements	63,848	0	0	63,848
Buildings and Improvements	5,778,656	0	0	5,778,656
Equipment	1,696,776	139,803	0	1,836,579
Infrastructure	12,314,442	709,273	0	13,023,715
Vehicles	1,099,575	272,395	(101,000)	1,270,970
Total Depreciable Capital Assets	<u>20,953,297</u>	<u>1,121,471</u>	<u>(101,000)</u>	<u>21,973,768</u>
Accumulated Depreciation:				
Land Improvements	(62,136)	(1,141)	0	(63,277)
Buildings and Improvements	(3,325,915)	(124,852)	0	(3,450,767)
Equipment	(1,346,573)	(50,970)	0	(1,397,543)
Infrastructure	(4,607,298)	(170,254)	0	(4,777,552)
Vehicles	(723,934)	(66,274)	101,000	(689,208)
Total Accumulated Depreciation	<u>(10,065,856)</u>	<u>(413,491)</u>	<u>101,000</u>	<u>(10,378,347)</u>
Total Depreciable Capital Assets, Net	<u>10,887,441</u>	<u>707,980</u>	<u>0</u>	<u>11,595,421</u>
Business - Type Activities Capital Assets, Net	<u>\$11,902,042</u>	<u>\$835,514</u>	<u>\$709,273</u>	<u>\$12,028,283</u>

**NOTE 10 - DEFINED BENEFIT PENSION PLANS**

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

***Net Pension Liability (Asset) /Net OPEB Liability (Asset)***

The net pension liability (asset) and the net OPEB liability (asset) reported on the statement of net position represent liabilities to employees for pensions and OPEB, respectively. Pensions/OPEB are a component of exchange transactions—between an employer and its employees—of salaries and benefits for employee services. Pensions/OPEB are provided to an employee—on a deferred-payment basis—as part of the total compensation package offered by an employer for employee services each financial period. The obligation to sacrifice resources for pensions is a present obligation because it was created as a result of employment exchanges that already have occurred.

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

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

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

The proportionate share of each plan's unfunded benefits is presented as a *net pension/OPEB asset* or a long-term *net pension/OPEB liability* on the accrual basis of accounting. Any liability for the contractually-required pension/OPEB contribution outstanding at the end of the year is included in *intergovernmental payable* on both the accrual and modified accrual bases of accounting. The remainder of this note includes the required pension disclosures. See Note 11 for the required OPEB disclosures.

***Plan Description – Ohio Public Employees Retirement System (OPERS)***

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

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

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Senate Bill (SB) 343 was enacted into law with an effective date of January 7, 2013. In the legislation, members in the traditional and combined plans were categorized into three groups with varying provisions of the law applicable to each group. The following table provides age and service requirements for retirement and the retirement formula applied to final average salary (FAS) for the three member groups under the traditional and combined plans as per the reduced benefits adopted by SB 343 (see OPERS Annual Comprehensive Financial Report referenced above for additional information, including requirements for reduced and unreduced benefits):

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

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

Members who retire before meeting the age and years of service credit requirement for unreduced benefits receive a percentage reduction in the benefit amount. The initial amount of a member's pension benefit is vested upon receipt of the initial benefit payment for calculation of an annual cost-of-living adjustment.

When a traditional plan benefit recipient has received benefits for 12 months, current law provides for an annual cost of living adjustment (COLA). This COLA is calculated on the base retirement benefit at the date of retirement and is not compounded. Members retiring under the combined plan receive a cost-of-living adjustment on the defined benefit portion of their pension benefit. For those who retired prior to January 7, 2013, the cost of living adjustment is 3 percent. For those retiring on or after January 7, 2013, beginning in calendar year 2019, the adjustment is based on the average percentage increase in the Consumer Price Index, capped at 3 percent.

Defined contribution plan benefits are established in the plan documents, which may be amended by the Board. Member-directed plan and combined plan members who have met the retirement eligibility requirements may apply for retirement benefits. The amount available for defined contribution benefits in the combined plan consists of the member's contributions plus or minus the investment gains or losses resulting from the member's investment selections. Combined plan members wishing to receive benefits must meet the requirements for both the defined benefit and defined contribution plans. Member-directed participants must have attained the age of 55, have money on deposit in the defined contribution plan and have terminated public service to apply for retirement benefits. The amount available for defined

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contribution benefits in the member-directed plan consists of the members' contributions, vested employer contributions and investment gains or losses resulting from the members' investment selections. Employer contributions and associated investment earnings vest over a five-year period, at a rate of 20 percent each year. At retirement, members may select one of several distribution options for payment of the vested balance in their individual OPERS accounts. Options include the annuitization of the benefit (which includes joint and survivor options), partial lump-sum payments (subject to limitations), a rollover of the vested account balance to another financial institution, receipt of entire account balance, net of taxes withheld, or a combination of these options. When members choose to annuitize their defined contribution benefit, the annuitized portion of the benefit is reclassified to a defined benefit.

Beginning in 2022, the Combined Plan will be consolidated under the Traditional Pension Plan (defined benefit plan) and the Combined Plan option will no longer be available for new hires beginning in 2022.

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

	State and Local
<b>2021 Statutory Maximum Contribution Rates</b>	
Employer	14.0 %
Employee *	10.0 %
 <b>2021 Actual Contribution Rates</b>	
Employer:	
Pension ****	14.0 %
Post-employment Health Care Benefits ****	0.0
Total Employer	14.0 %
Employee	10.0 %

\* Member contributions within the combined plan are not used to fund the defined benefit retirement allowance.

\*\*\*\* These pension and employer health care rates are for the traditional and combined plans. The employer contributions rate for the member-directed plan is allocated 4 percent for health care with the remainder going to pension.

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

For 2021, the City's contractually required contribution was \$235,094 for the traditional plan and \$6,296 for the combined plan. Of these amounts, \$21,274 is reported as an intergovernmental payable for the traditional plan, \$571 for the combined plan.

***Plan Description – Ohio Police & Fire Pension Fund (OP&F)***

Plan Description – City full-time police and firefighters participate in Ohio Police and Fire Pension Fund (OP&F), a cost-sharing, multiple-employer defined benefit pension plan administered by OP&F. OP&F

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provides retirement and disability pension benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefit provisions are established by the Ohio State Legislature and are codified in Chapter 742 of the Ohio Revised Code. OP&F issues a publicly available financial report that includes financial information and required supplementary information and detailed information about OP&F fiduciary net position. The report that may be obtained by visiting the OP&F website at [www.op-f.org](http://www.op-f.org) or by writing to the Ohio Police and Fire Pension Fund, 140 East Town Street, Columbus, Ohio 43215-5164.

Upon attaining a qualifying age with sufficient years of service, a member of OP&F may retire and receive a lifetime monthly pension. OP&F offers four types of service retirement: normal, service commuted, age/service commuted and actuarially reduced. Each type has different eligibility guidelines and is calculated using the member's average annual salary. The following discussion of the pension formula relates to normal service retirement.

For members hired after July 1, 2013, the minimum retirement age is 52 for normal service retirement with at least 25 years of service credit. For members hired on or before after July 1, 2013, the minimum retirement age is 48 for normal service retirement with at least 25 years of service credit.

The annual pension benefit for normal service retirement is equal to a percentage of the allowable average annual salary. The percentage equals 2.5 percent for each of the first 20 years of service credit, 2.0 percent for each of the next five years of service credit and 1.5 percent for each year of service credit in excess of 25 years. The maximum pension of 72 percent of the allowable average annual salary is paid after 33 years of service credit (see OP&F Annual Comprehensive Financial Report referenced above for additional information, including requirements for Deferred Retirement Option Plan provisions and reduced and unreduced benefits).

Under normal service retirement, retired members who are at least 55 years old and have been receiving OP&F benefits for at least one year may be eligible for a cost-of-living allowance adjustment. The age 55 provision for receiving a COLA does not apply to those who are receiving a permanent and total disability benefit, surviving beneficiaries, and statutory survivors. Members participating in the DROP program have separate eligibility requirements related to COLA.

The COLA amount for members who have 15 or more years of service credit as of July 1, 2013, and members who are receiving a pension benefit that became effective before July 1, 2013, will be equal to 3.0 percent of the member's base pension benefit.

The COLA amount for members who have less than 15 years of service credit as of July 1, 2013, and members whose pension benefit became effective on or after July 1, 2013, will be equal to a percentage of the member's base pension benefit where the percentage is the lesser of 3.0% or the percentage increase in the consumer price index, if any, over the twelve-month period that ends on the thirtieth day of September of the immediately preceding year, rounded to the nearest one-tenth of one percent.

Members who retired prior to July 24, 1986, or their surviving beneficiaries under optional plans are entitled to cost-of-living allowance increases. The annual increase is paid on July 1st of each year. The annual COLA increase is \$360 under a Single Life Annuity Plan with proportional reductions for optional payment plans.

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

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	<u>Police</u>	<u>Firefighters</u>
<b>2021 Statutory Maximum Contribution Rates</b>		
Employer	19.50 %	24.00 %
Employee	12.25 %	12.25 %
<b>2021 Actual Contribution Rates</b>		
Employer:		
Pension	19.00 %	23.50 %
Post-employment Health Care Benefits	<u>0.50</u>	<u>0.50</u>
Total Employer	<u>19.50 %</u>	<u>24.00 %</u>
Employee	<u>12.25 %</u>	<u>12.25 %</u>

Employer contribution rates are expressed as a percentage of covered payroll. The City's contractually required contribution to OP&F was \$115,661 for 2021. Of this amount, \$12,352 is reported as an intergovernmental payable.

***Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

The net pension liability (asset) for OPERS was measured as of December 31, 2020, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of that date. OP&F's total pension liability was measured as of December 31, 2020, and was determined by rolling forward the total pension liability as of January 1, 2020, to December 31, 2020. The City's proportion of the net pension liability (asset) was based on the City's share of contributions to the pension plan relative to the contributions of all participating entities. Following is information related to the proportionate share and pension expense of the City's defined benefit pension plans:

	<u>OPERS Traditional Plan</u>	<u>OPERS Combined Plan</u>	<u>OP&amp;F</u>	
Proportion of the Net Pension Liability/Asset:				
Current Measurement Date	0.011433%	0.007590%	0.0227917%	
Prior Measurement Date	<u>0.010909%</u>	<u>0.013392%</u>	<u>0.0193532%</u>	
Change in Proportionate Share	<u>0.000524%</u>	<u>-0.005802%</u>	<u>0.0034385%</u>	
Proportionate Share of the:				<u>Total</u>
Net Pension Liability	\$1,692,978	\$0	\$1,553,731	\$3,246,709
Net Pension Asset	0	(21,909)	0	(21,909)
Pension Expense	115,770	(3,091)	152,434	265,113

At December 31, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to defined benefit pensions from the following sources:

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	OPERS Traditional Plan	OPERS Combined Plan	OP&F	Total
<b>Deferred Outflows of Resources</b>				
Differences between expected and actual experience	\$0	\$0	\$64,951	\$64,951
Changes of assumptions	0	1,368	26,056	27,424
Changes in proportion and differences between City contributions and proportionate share of contributions	79,867	8,572	199,260	287,699
City contributions subsequent to the measurement date	<u>235,094</u>	<u>6,296</u>	<u>115,661</u>	<u>357,051</u>
Total Deferred Outflows of Resources	<u>\$314,961</u>	<u>\$16,236</u>	<u>\$405,928</u>	<u>\$737,125</u>
<b>Deferred Inflows of Resources</b>				
Differences between expected and actual experience	\$70,819	\$4,134	\$60,528	\$135,481
Net difference between projected and actual earnings on pension plan investments	659,874	3,258	75,366	738,498
Changes in proportion and differences between City contributions and proportionate share of contributions	<u>0</u>	<u>418</u>	<u>52,790</u>	<u>53,208</u>
Total Deferred Inflows of Resources	<u>\$730,693</u>	<u>\$7,810</u>	<u>\$188,684</u>	<u>\$927,187</u>

\$357,051 reported as deferred outflows of resources related to pension resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability or increase to the net pension asset in 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	OPERS Traditional Plan	OPERS Combined Plan	OP&F	Total
Year Ending December 31:				
2022	(\$222,988)	(\$463)	\$23,003	(\$200,448)
2023	(68,854)	108	54,493	(14,253)
2024	(268,987)	(641)	(34,412)	(304,040)
2025	(89,997)	291	33,430	(56,276)
2026	0	759	25,069	25,828
Thereafter	<u>0</u>	<u>2,076</u>	<u>0</u>	<u>2,076</u>
Total	<u>(\$650,826)</u>	<u>\$2,130</u>	<u>\$101,583</u>	<u>(\$547,113)</u>

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***Actuarial Assumptions - OPERS***

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

Projections of benefits for financial-reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation. The total pension liability was determined by an actuarial valuation as of December 31, 2020, using the following actuarial assumptions applied to all periods included in the measurement in accordance with the requirements of GASB 67. Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, prepared as of December 31, 2020, are presented below.

	<u>OPERS Traditional Plan</u>	<u>OPERS Combined Plan</u>
Wage Inflation	3.25 percent	3.25 percent
Future Salary Increases, including inflation	3.25 to 10.75 percent including wage inflation	3.25 to 8.25 percent including wage inflation
COLA or Ad Hoc COLA:		
Pre-January 7, 2013 Retirees	3 percent, simple	3 percent, simple
Post-January 7, 2013 Retirees	.5 percent, simple through 2021, then 2.15 percent, simple	.5 percent, simple through 2021, then 2.15 percent, simple
Investment Rate of Return	7.2 percent	7.2 percent
Actuarial Cost Method	Individual Entry Age	Individual Entry Age

In October 2020, the OPERS Board adopted a change in COLA for Post-January 7, 2013 retirees, changing it from 1.4 percent simple through 2020 then 2.15 simple to .5 percent simple through 2021 then 2.15 percent simple.

Pre-retirement mortality rates are based on the RP-2014 Employees mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates are based on the RP-2014 Healthy Annuitant mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates for disabled retirees are based on the RP-2014 Disabled mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Mortality rates for a particular calendar year are determined by applying the MP-2015 mortality improvement scale to all of the above described tables.

The most recent experience study was completed for the five year period ended December 31, 2015.

The allocation of investment assets with the Defined Benefit portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The long-term expected rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of



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return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of arithmetic real rates of return were provided by the Board's investment consultant. For each major asset class that is included in the Defined Benefit portfolio's target asset allocation as of December 31, 2020, these best estimates are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Weighted Average Long-Term Expected Real Rate of Return (Arithmetic)</u>
Fixed Income	25.00 %	1.32 %
Domestic Equities	21.00	5.64
Real Estate	10.00	5.39
Private Equity	12.00	10.42
International Equities	23.00	7.36
Other investments	9.00	4.75
Total	<u>100.00 %</u>	<u>5.43 %</u>

**Discount Rate** The discount rate used to measure the total pension liability was 7.2 percent for the traditional plan and the combined plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefits payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments for the traditional pension plan, combined plan and member-directed plan was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of the City's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate** The following table presents the City's proportionate share of the net pension liability (asset) calculated using the current period discount rate assumption of 7.2 percent, as well as what the City's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is one-percentage-point lower (6.2 percent) or one-percentage-point higher (8.2 percent) than the current rate:

	<u>1% Decrease (6.20%)</u>	<u>Discount Rate (7.20%)</u>	<u>1% Increase (8.20%)</u>
<b>City's proportionate share of the net pension liability (asset)</b>			
OPERS Traditional Plan	\$3,229,365	\$1,692,978	\$415,475
OPERS Combined Plan	(15,256)	(21,909)	(26,869)

**Changes between the Measurement Date and the Reporting Date** During 2021, the OPERS Board lowered the investment rate of return from 7.2 percent to 6.9 along with certain other changes to assumptions for the actuarial valuation as of December 31, 2021. The effects of these changes are unknown.

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***Actuarial Assumptions – OP&F***

OP&F’s total pension liability as of December 31, 2020, is based on the results of an actuarial valuation date of January 1, 2020, and rolled-forward using generally accepted actuarial procedures. The total pension liability is determined by OP&F’s actuaries in accordance with GASB Statement No. 67, as part of their annual valuation. Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about probability of occurrence of events far into the future. Examples include assumptions about future employment mortality, salary increases, disabilities, retirements and employment terminations. Actuarially determined amounts are subject to continual review and potential modifications, as actual results are compared with past expectations and new estimates are made about the future. Assumptions considered are: withdrawal rates, disability retirement, service retirement, DROP elections, mortality, percent married and forms of the payment, DROP interest rate, CPI-based COLA, investment returns, salary increases and payroll growth.

Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, prepared as of January 1, 2020, are presented below.

Valuation Date	January 1, 2020, with actuarial liabilities rolled forward to December 31, 2020
Actuarial Cost Method	Entry Age Normal
Investment Rate of Return	8.0 percent
Projected Salary Increases	3.75 percent to 10.5 percent
Payroll Growth	3.25 percent per annum, compounded annually, consisting of Inflation rate of 2.75 percent plus productivity increase rate of 0.5 percent
Cost of Living Adjustments	2.2 percent simple for increases based on the lesser of the increase in CPI and 3 percent

Mortality for non-disabled participants is based on the RP-2014 Total Employee and Healthy Annuitant Mortality Tables rolled back to 2006, adjusted according to the rates in the following table, and projected with the Buck Modified 2016 Improvement Scale. Rates for surviving beneficiaries are adjusted by 120 percent.

Age	Police	Fire
67 or less	77 %	68 %
68-77	105	87
78 and up	115	120

Mortality for disabled retirees is based on the RP-2014 Disabled Mortality Tables rolled back to 2006, adjusted according to the rates in the following table, and projected with the Buck Modified 2016 Improvement Scale.

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Age	Police	Fire
59 or less	35 %	35 %
60-69	60	45
70-79	75	70
80 and up	100	90

The most recent experience study was completed for the five year period ended December 31, 2016.

The long-term expected rate of return on pension plan investments was determined using a building-block approach and assumes a time horizon, as defined in the Statement of Investment Policy. A forecasted rate of inflation serves as the baseline for the return expected. Various real return premiums over the baseline inflation rate have been established for each asset class. The long-term expected nominal rate of return has been determined by calculating a weighted averaged of the expected real return premiums for each asset class, adding the projected inflation rate and adding the expected return from rebalancing uncorrelated asset classes. Best estimates of the long-term expected geometric real rates of return for each major asset class included in OP&F's target asset allocation as of December 31, 2020, are summarized below:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Cash and Cash Equivalents	- %	0.00 %
Domestic Equity	21.00	4.10
Non-US Equity	14.00	4.80
Private Markets	8.00	6.40
Core Fixed Income *	23.00	0.90
High Yield Fixed Income	7.00	3.00
Private Credit	5.00	4.50
U.S. Inflation Linked Bonds*	17.00	0.70
Midstream Energy Infrastructure	5.00	5.60
Real Assets	8.00	5.80
Gold	5.00	1.90
Private Real Estate	12.00	5.30
Total	125.00 %	

Note: Assumptions are geometric.

\* levered 2.5x

OP&F's Board of Trustees has incorporated the risk parity concept into OP&F's asset liability valuation with the goal of reducing equity risk exposure, which reduces overall Total Portfolio risk without sacrificing return, and creating a more risk-balanced portfolio based on their relationship between asset classes and economic environments. From the notional portfolio perspective above, the Total Portfolio may be levered up to 1.25 times due to the application of leverage in certain fixed income asset classes.

**Discount Rate** The total pension liability was calculated using the discount rate of 8.00 percent. The projection of cash flows used to determine the discount rate assumed the contributions from employers and from the members would be computed based on contribution requirements as stipulated by State statute. Projected inflows from investment earning were calculated using the longer-term assumed investment rate of return of 8.00 percent. Based on those assumptions, the plan's fiduciary net position was projected to

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be available to make all future benefit payments of current plan members. Therefore, a long-term expected rate of return on pension plan investments was applied to all periods of projected benefits to determine the total pension liability.

***Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate***

Net pension liability is sensitive to changes in the discount rate, and to illustrate the potential impact, the following table presents the net pension liability calculated using the discount rate of 8.00 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (7.00 percent), or one percentage point higher (9.00 percent) than the current rate.

	1% Decrease (7.00%)	Current Discount Rate (8.00%)	1% Increase (9.00%)
City's proportionate share of the net pension liability	\$2,162,992	\$1,553,731	\$1,043,840

**NOTE 11 - Defined Benefit OPEB Plans**

See Note 10 for a description of the net OPEB liability.

***Plan Description – Ohio Public Employees Retirement System (OPERS)***

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

OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment health care trust, which funds multiple health care plans including medical coverage, prescription drug coverage and deposits to a Health Reimbursement Arrangement (HRA) to qualifying benefit recipients of both the traditional pension and the combined plans. Currently, Medicare-eligible retirees are able to select medical and prescription drug plans from a range of options and may elect optional vision and dental plans. Retirees and eligible dependents enrolled in Medicare Parts A and B have the option to enroll in a Medicare supplemental plan with the assistance of the OPERS Medicare Connector. The OPERS Medicare Connector is a relationship with a vendor selected by OPERS to assist retirees, spouses and dependents with selecting a medical and pharmacy plan. Monthly allowances, based on years of service and the age at which the retiree first enrolled in OPERS coverage, are deposited into an HRA. For non-Medicare retirees and eligible dependents, OPERS sponsors medical and prescription coverage through a professionally managed self-insured plan. An allowance to offset a portion of the monthly premium is offered to retirees and eligible dependents. The allowance is based on the retiree's years of service and age when they first enrolled in OPERS coverage.

Medicare-eligible retirees who choose to become re-employed or survivors who become employed in an OPERS-covered position are prohibited from participating in an HRA. For this group of retirees, OPERS sponsors secondary coverage through a professionally managed self-insured program. Retirees who enroll in this plan are provided with a monthly allowance to offset a portion of the monthly premium. Medicare-eligible spouses and dependents can also enroll in this plan as long as the retiree is enrolled.

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OPERS provides a monthly allowance for health care coverage for eligible retirees and their eligible dependents. The base allowance is determined by OPERS.

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

Effective January 1, 2022, OPERS will discontinue the group plans currently offered to non-Medicare retirees and re-employed retirees. Instead, eligible non-Medicare retirees will select an individual medical plan. OPERS will provide a subsidy or allowance via an HRA allowance to those retirees who meet health care eligibility requirements. Retirees will be able to seek reimbursement for plan premiums and other qualified medical expenses. These changes are reflected in the December 31, 2020, measurement date health care valuation.

In order to qualify for postemployment health care coverage, age and service retirees under the traditional pension and combined plans must have twenty or more years of qualifying Ohio service credit with a minimum age of 60, or generally 30 years of qualifying service at any age. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. Current retirees eligible (or who become eligible prior to January 1, 2022) to participate in the OPERS health care program will continue to be eligible after January 1, 2022. Eligibility requirements will change for those retiring after January 1, 2022, with differing eligibility requirements for Medicare retirees and non-Medicare retirees. The health care coverage provided by OPERS meets the definition of an Other Post Employment Benefit (OPEB) as described in GASB Statement 75. See OPERS' Annual Comprehensive Financial Report referenced below for additional information.

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

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

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

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2021, state and local employers contributed at a rate of 14.0 percent of earnable salary and public safety and law enforcement employers contributed at 18.1 percent. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. For 2021, OPERS did not allocate any employer contribution to health care for members in the Traditional Pension Plan and Combined Plan. The OPERS Board is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The

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employer contribution as a percentage of covered payroll deposited into the RMA for participants in the member-directed plan for 2021 was 4.0 percent.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The City's contractually required contribution was \$1,799 for 2021. Of this amount, \$163 is reported as an intergovernmental payable.

***Plan Description – Ohio Police & Fire Pension Fund (OP&F)***

Plan Description – The City contributes to the Ohio Police and Fire Pension Fund (OP&F) sponsored healthcare program, a cost-sharing, multiple-employer defined post-employment health care plan administered by a third-party provider. This program is not guaranteed and is subject to change at any time upon action of the Board of Trustees. On January 1, 2019, OP&F implemented a new model for health care. Under this new model, OP&F provides eligible retirees with a fixed stipend earmarked to pay for health care and Medicare Part B reimbursements.

OP&F contracted with a vendor who assists eligible retirees in choosing health care plans that are available where they live (both Medicare-eligible and pre-65 populations). A stipend funded by OP&F is available to these members through a Health Reimbursement Arrangement and can be used to reimburse retirees for qualified health care expenses.

A retiree is eligible for the OP&F health care stipend unless they have access to any other group coverage including employer and retirement coverage. The eligibility of spouses and dependent children could increase the stipend amount. If the spouse or dependents have access to any other group coverage including employer or retirement coverage, they are not eligible for stipend support from OP&F. Even if an OP&F member or their dependents are not eligible for a stipend, they can use the services of the third-party administrator to select and enroll in a plan. The stipend provided by OP&F meets the definition of an Other Post Employment Benefit (OPEB) as described in Governmental Accounting Standards Board (GASB) Statement No. 75.

OP&F maintains funds for health care in two separate accounts: one account for health care benefits and one account for Medicare Part B reimbursements. A separate health care trust accrual account is maintained for health care benefits under IRS Code Section 115 trust. IRS Code Section 401(h) account is maintained for Medicare Part B reimbursements.

The Ohio Revised Code allows, but does not mandate, OP&F to provide OPEB benefits. Authority for the OP&F Board of Trustees to provide health care coverage to eligible participants and to establish and amend benefits is codified in Chapter 742 of the Ohio Revised Code.

OP&F issues a publicly available financial report that includes financial information and required supplementary information for the plan. The report may be obtained by visiting the OP&F website at [www.op-f.org](http://www.op-f.org) or by writing to the Ohio Police and Fire Pension Fund, 140 East Town Street, Columbus, Ohio 43215-5164.

Funding Policy – The Ohio Revised Code provides for contribution requirements of the participating employers and of plan members to the OP&F defined benefit pension plan. Participating employers are required to contribute to the pension plan at rates expressed as percentages of the payroll of active pension plan members, currently 19.5 percent and 24 percent of covered payroll for police and fire employer units, respectively. The Ohio Revised Code states that the employer contribution may not exceed 19.5 percent of

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covered payroll for police employer units and 24 percent of covered payroll for fire employer units. Active members do not make contributions to the OPEB Plan.

The Board of Trustees is authorized to allocate a portion of the total employer contributions for retiree health care benefits. For 2021, the portion of employer contributions allocated to health care was 0.5 percent of covered payroll. The amount of employer contributions allocated to the health care plan each year is subject to the Trustees' primary responsibility to ensure that pension benefits are adequately funded.

The OP&F Board of Trustees is also authorized to establish requirements for contributions to the health care plan by retirees and their eligible dependents or their surviving beneficiaries. Payment amounts vary depending on the number of covered dependents and the coverage selected.

The City's contractually required contribution to OP&F was \$2,877 for 2021. Of this amount, \$309 is reported as an intergovernmental payable.

***OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB***

The net OPEB liability (asset) and total OPEB liability for OPERS were determined by an actuarial valuation as of December 31, 2019, rolled forward to the measurement date of December 31, 2020, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. OP&F's total OPEB liability was measured as of December 31, 2020, and was determined by rolling forward the total OPEB liability as of January 1, 2020, to December 31, 2020. The City's proportion of the net OPEB liability (asset) was based on the City's share of contributions to the retirement plan relative to the contributions of all participating entities. Following is information related to the proportionate share and OPEB expense:

	<u>OPERS</u>	<u>OP&amp;F</u>	
Proportion of the Net OPEB Liability/Asset:			
Current Measurement Date	0.010948%	0.0227917%	
Prior Measurement Date	<u>0.010849%</u>	<u>0.0193532%</u>	
Change in Proportionate Share	<u>0.000099%</u>	<u>0.0034385%</u>	
Proportionate Share of the:			<u>Total</u>
Net OPEB Liability	\$0	\$241,482	\$241,482
Net OPEB Asset	(\$195,047)	\$0	(\$195,047)
OPEB Expense	(\$1,157,384)	\$16,577	(\$1,140,807)

At December 31, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

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	<u>OPERS</u>	<u>OP&amp;F</u>	<u>Total</u>
<b>Deferred Outflows of Resources</b>			
Changes of assumptions	\$95,888	\$133,406	\$229,294
Changes in proportion and differences between City contributions and proportionate share of contributions	12,012	23,306	35,318
City contributions subsequent to the measurement date	<u>1,799</u>	<u>2,877</u>	<u>4,676</u>
Total Deferred Outflows of Resources	<u>\$109,699</u>	<u>\$159,589</u>	<u>\$269,288</u>
<b>Deferred Inflows of Resources</b>			
Differences between expected and actual experience	\$176,029	\$39,832	\$215,861
Changes of assumptions	316,035	38,496	354,531
Net difference between projected and actual earnings on OPEB plan investments	103,885	8,974	112,859
Changes in proportion and differences between City contributions and proportionate share of contributions	<u>0</u>	<u>35,396</u>	<u>35,396</u>
Total Deferred Inflows of Resources	<u>\$595,949</u>	<u>\$122,698</u>	<u>\$718,647</u>

\$4,676 reported as deferred outflows of resources related to OPEB resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending December 31:	<u>OPERS</u>	<u>OP&amp;F</u>	<u>Total</u>
2022	(\$252,311)	\$3,835	(\$248,476)
2023	(178,353)	5,960	(172,393)
2024	(45,144)	2,610	(42,534)
2025	(12,241)	5,082	(7,159)
2026	0	6,783	6,783
Thereafter	<u>0</u>	<u>9,744</u>	<u>9,744</u>
Total	<u>(\$488,049)</u>	<u>\$34,014</u>	<u>(\$454,035)</u>

***Actuarial Assumptions - OPERS***

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



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Projections of health care costs for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of coverage provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2019, rolled forward to the measurement date of December 31, 2020. The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

Wage Inflation	3.25 percent
Projected Salary Increases, including inflation	3.25 to 10.75 percent including wage inflation
Single Discount Rate:	
Current measurement date	6.00 percent
Prior Measurement date	3.16 percent
Investment Rate of Return	6.00 percent
Municipal Bond Rate:	
Current measurement date	2.00 percent
Prior Measurement date	2.75 percent
Health Care Cost Trend Rate:	
Current measurement date	8.5 percent, initial 3.50 percent, ultimate in 2035
Prior Measurement date	10.5 percent, initial 3.50 percent, ultimate in 2030
Actuarial Cost Method	Individual Entry Age

Pre-retirement mortality rates are based on the RP-2014 Employees mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Postretirement mortality rates are based on the RP-2014 Healthy Annuitant mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Postretirement mortality rates for disabled retirees are based on the RP-2014 Disabled mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Mortality rates for a particular calendar year are determined by applying the MP-2015 mortality improvement scale to all of the above described tables.

The most recent experience study was completed for the five year period ended December 31, 2015.

The allocation of investment assets within the Health Care portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. OPERS' primary goal is to achieve and maintain a fully funded status for the benefits provided through the defined pension plans. Health care is a discretionary benefit. The long-term expected rate of return on health care investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of arithmetic rates of return were provided by OPERS investment consultant. For each major asset class that is included in the Health Care's portfolio's target asset allocation as of December 31, 2020, these best estimates are summarized in the following table:

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Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Arithmetic)
Fixed Income	34.00 %	1.07 %
Domestic Equities	25.00	5.64
Real Estate Investment Trust	7.00	6.48
International Equities	25.00	7.36
Other investments	9.00	4.02
Total	100.00 %	4.43 %

**Discount Rate** A single discount rate of 6.0 percent was used to measure the OPEB liability on the measurement date of December 31, 2020. A single discount rate of 3.16 percent was used to measure the OPEB liability on the measurement date of December 31, 2019. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6.00 percent and a municipal bond rate of 2.00 percent (Fidelity Index’s “20-Year Municipal GO AA Index”). The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through 2120. As a result, the actuarial assumed long-term expected rate of return on health care investments was applied to projected costs through the year 2120, the duration of the projection period through which projected health care payments are fully funded.

***Sensitivity of the City’s Proportionate Share of the Net OPEB Asset to Changes in the Discount Rate***

The following table presents the City’s proportionate share of the net OPEB asset calculated using the single discount rate of 6.00 percent, as well as what the City’s proportionate share of the net OPEB asset would be if it were calculated using a discount rate that is one-percentage-point lower (5.00 percent) or one-percentage-point higher (7.00 percent) than the current rate:

	1% Decrease (5.00%)	Current Discount Rate (6.00%)	1% Increase (7.00%)
City's proportionate share of the net OPEB asset	(\$48,500)	(\$195,047)	(\$315,521)

***Sensitivity of the City’s Proportionate Share of the Net OPEB Asset to Changes in the Health Care Cost Trend Rate***

Changes in the health care cost trend rate may also have a significant impact on the net OPEB liability. The following table presents the net OPEB asset calculated using the assumed trend rates, and the expected net OPEB asset if it were calculated using a health care cost trend rate that is 1.0 percent lower or 1.0 percent higher than the current rate.

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Retiree health care valuations use a health care cost-trend assumption that changes over several years built into the assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2021 is 8.50 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50 percent in the most recent valuation.

	<u>1% Decrease</u>	<u>Current Health Care Cost Trend Rate Assumption</u>	<u>1% Increase</u>
City's proportionate share of the net OPEB asset	(\$199,801)	(\$195,047)	(\$189,729)

***Changes between the Measurement Date and the Reporting Date*** During 2021, the OPERS Board made various changes to assumptions for the actuarial valuation as of December 31, 2021. The effects of these changes are unknown.

***Actuarial Assumptions – OP&F***

OP&F's total OPEB liability as of December 31, 2020, is based on the results of an actuarial valuation date of January 1, 2020, and rolled-forward using generally accepted actuarial procedures. The total OPEB liability is determined by OP&F's actuaries in accordance with GASB Statement No. 74, as part of their annual valuation. Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, salary increases, disabilities, retirements and employment terminations. Actuarially determined amounts are subject to continual review and potential modifications, as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between the employers and plan members to that point. The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations.

Actuarial calculations reflect a long-term perspective. For a newly hired employee, actuarial calculations will take into account the employee's entire career with the employer and also take into consideration the benefits, if any, paid to the employee after termination of employment until the death of the employee and any applicable contingent annuitant. In many cases, actuarial calculations reflect several decades of service with the employer and the payment of benefits after termination.

Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, are presented below.

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Valuation Date	January 1, 2020, with actuarial liabilities rolled forward to December 31, 2020
Actuarial Cost Method	Entry Age Normal
Investment Rate of Return	8.0 percent
Projected Salary Increases	3.75 percent to 10.5 percent
Payroll Growth	3.25 percent
Blended discount rate:	
Current measurement date	2.96 percent
Prior measurement date	3.56 percent
Cost of Living Adjustments	2.2 percent simple

Mortality for non-disabled participants is based on the RP-2014 Total Employee and Healthy Annuitant Mortality Tables rolled back to 2006, adjusted according to the rates in the following table, and projected with the Buck Modified 2016 Improvement Scale. Rates for surviving beneficiaries are adjusted by 120 percent.

<u>Age</u>	<u>Police</u>	<u>Fire</u>
67 or less	77 %	68 %
68-77	105	87
78 and up	115	120

Mortality for disabled retirees is based on the RP-2014 Disabled Mortality Tables rolled back to 2006, adjusted according to the rates in the following table, and projected with the Buck Modified 2016 Improvement Scale.

<u>Age</u>	<u>Police</u>	<u>Fire</u>
59 or less	35 %	35 %
60-69	60	45
70-79	75	70
80 and up	100	90

The most recent experience study was completed for the five year period ended December 31, 2016.

The long-term expected rate of return on OPEB plan investments was determined using a building-block approach and assumes a time horizon, as defined in the Statement of Investment Policy. A forecasted rate of inflation serves as the baseline for the return expected. Various real return premiums over the baseline inflation rate have been established for each asset class. The long-term expected nominal rate of return has been determined by calculating a weighted averaged of the expected real return premiums for each asset class, adding the projected inflation rate and adding the expected return from rebalancing uncorrelated asset classes. Best estimates of the long-term expected geometric real rates of return for each major asset class included in OP&F's target asset allocation as of December 31, 2020, are summarized below:

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<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Cash and Cash Equivalents	- %	0.00 %
Domestic Equity	21.00	4.10
Non-US Equity	14.00	4.80
Private Markets	8.00	6.40
Core Fixed Income *	23.00	0.90
High Yield Fixed Income	7.00	3.00
Private Credit	5.00	4.50
U.S. Inflation Linked Bonds*	17.00	0.70
Midstream Energy Infrastructure	5.00	5.60
Real Assets	8.00	5.80
Gold	5.00	1.90
Private Real Estate	12.00	5.30
Total	<u>125.00 %</u>	

Note: Assumptions are geometric.

\* levered 2.5x

OP&F's Board of Trustees has incorporated the risk parity concept into OP&F's asset liability valuation with the goal of reducing equity risk exposure, which reduces overall Total Portfolio risk without sacrificing return, and creating a more risk-balanced portfolio based on the relationship between asset classes and economic environments. From the notional portfolio perspective above, the Total Portfolio may be levered up to 1.2 times due to the application of leverage in certain fixed income asset classes.

**Discount Rate** For 2020, the total OPEB liability was calculated using the discount rate of 2.96 percent. For 2019, the total OPEB liability was calculated using the discount rate of 3.56 percent. The projection of cash flows used to determine the discount rate assumed the contribution from employers and from members would be computed based on contribution requirements as stipulated by State statute. Projected inflows from investment earnings were calculated using the longer-term assumed investment rate of return of 8 percent. Based on those assumptions, OP&F's fiduciary net position was projected to not be able to make all future benefit payments of current plan members. Therefore, a municipal bond rate of 2.12 percent at December 31, 2020 and 2.75 percent at December 31, 2019, was blended with the long-term rate of 8 percent, which resulted in a blended discount rate of 2.96 percent for 2020 and 3.56 percent for 2019. The municipal bond rate was determined using the Bond Buyers General Obligation 20-year Municipal Bond Index Rate. The OPEB plan's fiduciary net position was projected to be available to make all projected OPEB payments until 2037. The long-term expected rate of return on health care investments was applied to projected costs through 2037, and the municipal bond rate was applied to all health care costs after that date.

***Sensitivity of the City's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate***

Net OPEB liability is sensitive to changes in the discount rate, and to illustrate the potential impact the following table presents the net OPEB liability calculated using the discount rate of 2.96 percent, as well as what the net OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (1.96 percent), or one percentage point higher (3.96 percent) than the current rate.

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	1% Decrease (1.96%)	Current Discount Rate (2.96%)	1% Increase (3.96%)
City's proportionate share of the net OPEB liability	\$301,114	\$241,482	\$192,292

***Sensitivity of the City's Proportionate Share of the Net OPEB Liability to Changes in the Health Care Cost Trend Rate*** The total OPEB liability is based on a medical benefit that is a flat dollar amount; therefore, it is unaffected by a health care cost trend rate. An increase or decrease in the trend rate would have no effect on the total OPEB liability.

**NOTE 12 - OTHER EMPLOYEE BENEFITS**

**A. Deferred Compensation Plans**

City employees and elected officials participate in a statewide deferred compensation plan created in accordance with Internal Revenue Code Section 457. Participation is on a voluntary payroll deduction basis. The plan permits deferral of compensation until future years. According to the plan, the deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

**B. Employee Insurance Benefits**

The City provides one year's salary in life insurance and accidental death and dismemberment insurance through Sun Life to its full-time employees and part-time employees working a minimum of more than thirty two hours per week.

The City contracts with Michigan Conference of Teamsters for hospitalization and prescription insurance for all employees. Monthly premiums for single and family coverage are determined by each individual being insured meeting certain rate criteria. The City pays 100 percent of premiums for elected officials and 90 percent of premiums for all other employees. Premiums are paid from the same funds that pay the employees' salaries.

**C. Compensated Absences**

Vacation leave is earned at varying rates based upon length of service. A maximum number of vacation hours may be accumulated based on length of service. Any unused vacation exceeding the maximum allowance is eliminated from the employee's leave balance. At the time of termination of employment or death, an employee (or his estate) is paid for his unused vacation leave.

Sick leave is earned at the rate of 4.6 hours per eighty hours of service for police employees, 4.2 hours per eighty hours of service for fire employees, and 3.84 hours per eighty hours of service for all other employees. Sick leave can be accumulated without limit for police and fire, but sick leave is not to exceed 100 hours per year for all other employees. In the case of death or retirement of an employee who has five years of service, an employee or his estate is paid for one-half of his accumulated sick leave up to a maximum payment equal to thirty days for police and fire personnel, and forty-five days for other city employees.

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**NOTE 13 - RISK MANAGEMENT**

The City 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 City has addressed these various types of risks by purchasing comprehensive insurance through commercial carriers.

The types of coverage that the City has with commercial carriers are:

<u>Type of Coverage</u>	<u>Limit</u>	<u>Aggregate Limit</u>
General Liability	\$2,000,000 Per Occurrence	\$4,000,000
Public Officials Liability	2,000,000 Per Occurrence	4,000,000
Auto Liability	2,000,000 Per Occurrence	
Law Enforcement Professional Liability	2,000,000 Per Occurrence	4,000,000
Employee Dishonesty	50,000 Per Occurrence	
Property Damage	26,679,367	

Settled claims have not exceeded their commercial coverage in any of the past three years. There have been no significant reductions in insurance coverage from the prior year.

For 2021, the City paid the state workers' compensation system a premium based on a rate per \$100 of salaries. This rate is calculated based on accidents, history, and administrative costs. The participation in this state mandated insurance fund allows the City to transfer all risk associated with workers compensation.

**NOTE 14 - LONG-TERM OBLIGATIONS**

Changes in the City's long-term obligations during 2021 consist of the following:

<u>Governmental Activities:</u>	<u>Outstanding</u> <u>12/31/2020</u>	<u>Additions</u>	<u>Reductions</u>	<u>Outstanding</u> <u>12/31/2021</u>	<u>Amounts</u> <u>Due Within</u> <u>One Year</u>
<u>Direct Borrowings</u>					
Fire Department Renovation- 3.38%	\$77,208	\$0	\$3,693	\$73,515	\$3,823
Fire Trucks Loan- 2014 - 3%	61,798	0	18,140	43,658	41,437
Fire Rescue Pumper-2018- \$565,500 - 3.75%	474,835	0	39,919	434,916	18,690
USDA Loan Air Packs 2.25%	88,000	0	8,000	80,000	8,200
Total Loans from Direct Borrowings	<u>701,841</u>	<u>0</u>	<u>69,752</u>	<u>632,089</u>	<u>72,150</u>
Net Pension Liability:					
OPERS	862,495	0	117,585	744,910	0
OP&F	1,303,735	249,996	0	1,553,731	0
Total Net Pension Liability	<u>2,166,230</u>	<u>249,996</u>	<u>117,585</u>	<u>2,298,641</u>	<u>0</u>
Net OPEB Liability:					
OPERS	599,411	0	599,411	0	0
OP&F	191,166	50,316	0	241,482	0
Total Net OPEB Liability	<u>790,577</u>	<u>50,316</u>	<u>599,411</u>	<u>241,482</u>	<u>0</u>
Compensated Absences Payable	126,780	12,653	5,293	134,140	77,414
Total Governmental Activities	<u>\$3,785,428</u>	<u>\$312,965</u>	<u>\$792,041</u>	<u>\$3,306,352</u>	<u>\$149,564</u>

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

<b><u>Business-Type Activities:</u></b>	Outstanding 12/31/2020	Additions	Reductions	Outstanding 12/31/2021	Amounts Due Within One Year
<b><u>General Obligation Bonds</u></b>					
<b><u>Direct Borrowing Loans</u></b>					
<b><u>OPWC Loans</u></b>					
South Water Sludge Basin - 2009 - 0.00%	\$39,511	\$0	\$5,644	\$33,867	\$3,763
Green Acres Sewer Line - 2000 - 0.00%	1,516	0	1,516	0	0
Total OPWC Loans Payable	41,027	0	7,160	33,867	3,763
<b><u>OWDA Loans</u></b>					
Water Fund - 2010 - 3.00%	53,124	0	2,724	50,400	2,725
North Water Treatment Plant - 2011 - 0%	281,468	0	13,092	268,376	13,092
Jenkins Water Tank Replacement - 2011 - 2%	346,951	0	13,063	333,888	13,322
Fresh Water Fund (Phase II) - 2013 - 2.79%	46,753	0	4,946	41,807	5,085
South Water Treatment Plant - 2017 - 1.63%	581,069	2,778	19,538	564,309	0
Total OWDA Loans Payable	1,309,365	2,778	53,363	1,258,780	34,224
<b><u>Other Loans</u></b>					
Flex Net Loan- 2018 - 4.070%	365,677	0	39,512	326,165	41,142
Sewer Refinance Loan- 2020 - 2.89%	1,545,000	0	82,698	1,462,302	85,989
Total Other Loans Payable	1,910,677	0	122,210	1,788,467	127,131
Total Loans from Direct Borrowings	3,261,069	2,778	182,733	3,081,114	165,118
Net Pension Liability- OPERS	1,293,743	0	345,675	948,068	0
Net OPEB Liability- OPERS	899,117	0	899,117	0	0
Compensated Absences Payable	124,374	10,956	62,615	72,715	42,181
Asset Retirement Obligation	166,000	0	0	166,000	0
Total Business-Type Activities	\$5,744,303	\$13,734	\$1,490,140	\$4,267,897	\$207,299

Compensated absences will be paid from the funds from which employees are paid, which include the General Fund, the Fire Levy and the Street Special Revenue Funds, and the Water, Sewer, and Garbage Enterprise Funds.

There are no repayment schedules for the net pension/OPEB liabilities. However, employer pension contributions are made from the following funds: General Fund, Water Fund, Sewer Fund, and Garbage Fund. For additional information related to the net pension/OPEB liabilities, see Notes 10 and 11.

As of December 31, 2021, the City's overall legal debt margin (the ability to issue additional amounts of general obligation bonded debt) was \$6,323,874 with an unvoted debt margin of \$3,011,512.

**Governmental Activities:**

In 2014, the City borrowed \$160,000 to purchase a fire truck. The loan matures in 2024 and will be paid mainly from the Sales Tax Fund. The City's outstanding Fire Truck loan from direct borrowings contain provisions that in the event of default (1) apply late fees of 5 percent of annual payment, (2) repossess firetruck to sell/trade/auction.

In 2016, the City borrowed \$90,250 to renovate the fire department. The loan matures in 2026 and will be paid from the Fire Fund. The City's outstanding Fire Department Renovation loan from direct borrowings contain provisions that in the event of default all indebtedness will become immediately due and payable, and the lender shall have all the rights and remedies provided in the related documents or available at law in equity or otherwise.



**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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In 2018, the City borrowed \$565,500 to purchase a fire rescue pumper. This loan matures in 2030 and will be paid from the Sales Tax Fund. The City's outstanding Fire Rescue Pumper loan from direct borrowings contain provisions that in the event of default all indebtedness will become immediately due and payable, and the lender shall have all the rights and remedies provided in the related documents or available at law in equity or otherwise.

In 2020, the City borrowed \$88,000 to purchase air packs for the fire department. This loan matures in 2030 and will be paid from the Fire Fund. The City's outstanding USDA Air Pack loan from direct borrowings contain provisions that in the event of default all indebtedness will become immediately due and payable, and the lender shall have all the rights and remedies provided in the related documents or available at law in equity or otherwise.

The annual requirements to retire all governmental loans outstanding as of December 31, 2021, are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2022	\$72,150	\$22,032
2023	74,519	19,590
2024	62,913	17,110
2025	59,277	14,874
2026	72,150	12,638
2027-2030	291,080	22,642
	<u>\$632,089</u>	<u>\$108,886</u>

**Business-Type Activities:**

***OPWC Loans***

The City's outstanding OPWC loans from direct borrowings contain provisions that in the event of default (1) OPWC may apply late fees of 8 percent per year, (2) loans more than 60 days late will be turned over to the Attorney General's office for collection, and as provided by law, OPWC may require that such payment be taken from the City's share of the county undivided local government fund, and (3) the outstanding amounts shall, at OPWC's option, become immediately due and payable.

An OPWC loan was obtained in 2009 in the amount of \$75,259 for South Water Plant Improvements. Repayment will be made from user fees. The loan will be paid off in 2031.

An OPWC loan was obtained in 2000 in the amount of \$60,640 for the rehabilitation of the Green Acres sewer line. Repayment will be made from user fees. This loan was retired in 2021.

Principal requirements to retire the City's OPWC loan outstanding at December 31, 2021, are:

<u>Year</u>	<u>Principal</u>
2022	\$3,763
2023	3,763
2024	3,763
2025	3,763
2026	3,763
2027-2031	15,052
	<u>\$33,867</u>

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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***OWDA Loans***

The City’s outstanding OWDA loans from direct borrowings contain provisions that in an event of default (1) the amount of such default shall bear interest at the default rate from the due date until the date of payment, (2) if any of the charges have not been paid within 30 days, in addition to the interest calculated at the default rate, a late charge of 1 percent on the amount of each default shall also be paid to the OWDA, and (3) for each additional 30 days during which the charges remain unpaid, the City shall continue to pay an additional late charge of 1 percent on the amount of the default until such charges are paid.

An OWDA loan was obtained in 2010 in the amount of \$81,729 for water system improvements. Repayment will be made from user fees and will be paid off in 2040.

An OWDA loan was obtained in 2011 for upgrades to the North Water Treatment Plant. Repayment will be made from user fees and a loan forgiveness grant and will be paid off in 2042.

An OWDA loan was obtained in 2011 for replacement of the Jenkins Water Tank. Repayment will be made from user fees and a loan forgiveness grant and will be paid off in 2042.

An OWDA loan was obtained in 2013 for additional upgrades to the North Water Treatment Plant (Fresh Water Phase II). Repayment will be from user fees and will be paid off in 2029.

An OWDA loan was obtained in 2016 for upgrades to the South Water Treatment Plant (South Water Upgrade). This loan was rolled over to the 2017 OWDA loan obtained in 2017.

An OWDA loan was obtained in 2017 for upgrades to the South Water Treatments Plant (South Water Treatment Plant). Repayment will be made from a loan forgiveness grant. The loan has not been fully drawn and an amortization schedule is not available.

Principal and interest requirements to retire the City’s enterprise OWDA loans outstanding at December 31, 2021, are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2022	\$34,224	\$7,793
2023	34,634	7,332
2024	35,054	6,912
2025	35,484	6,482
2026	34,224	4,996
2027-2031	140,539	25,755
2032-2036	162,025	16,724
2037-2041	169,347	8,047
2042	48,940	588
Total	<u>\$694,471</u>	<u>\$84,629</u>

***Other Loans***

In 2018, the City borrowed \$420,022 for the purchase of equipment to be used in water distribution and meter departments. Repayment will be made from the Water and Sewer Departments and will be paid off in 2028.

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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Principal and interest requirements to retire the FlexNet loan outstanding at December 31, 2021, are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2022	\$41,142	\$13,459
2023	42,841	11,761
2024	44,581	1,021
2025	46,447	8,154
2026	48,363	6,238
2027-2028	102,791	6,410
	<u>\$326,165</u>	<u>\$47,043</u>

In 2020, the City borrowed \$1,545,000 to refinance the City's outstanding General Obligation Bond of \$441,000 and Revenue Bond of \$1,105,000. This note is from direct borrowings contain provisions that in the event of default the issuer may (1) declare the entire principal amount outstanding and accrued interest immediately due and payable (2) the interest rate will increase to 25% per annum based on a year of 360 days. Repayment will be made from the Sewer Departments and will be paid off in 2035.

Principal and interest requirements to retire the City's Sewer Refinance loan outstanding at December 31, 2021, are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2022	\$85,989	\$42,847
2023	88,509	40,238
2024	91,102	37,734
2025	93,772	35,065
2026	96,519	32,317
2027-2031	526,711	117,470
2032-2035	479,700	35,648
	<u>\$1,462,302</u>	<u>\$341,319</u>

***Pledged Revenues***

The City has pledged future customer water revenues, net of specified operating expenses, to repay five Ohio Water Development Authority loans. The loans are payable solely from customer net revenues.

The final loan payment will be in 2042. Net revenues include all revenues received by the water utility less all operating expenses other than depreciation expense.

Annual principal and interest payments on the loans are expected to require 10 percent of net revenues. The total principal and interest remaining to be paid on the loans is \$1,343,409. Principal and interest payments for the current year were \$72,848, net revenues were \$823,452 and total revenues were \$1,923,097.

**NOTE 15 - INTERFUND BALANCES**

**A. Internal Balances – Change in Proportionate Share**

The City uses an internal proportionate share to allocate its net pension/OPEB liability and corresponding deferred outflows/inflows of resources and pension/OPEB expense to its various funds. This allocation creates a change in internal proportionate share. The effects of the internal proportionate share are eliminated from the pension deferred outflows/inflows of resources in the governmental and business-type

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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activities columns of the statement of net position, except for any net residual amounts between governmental and business-type activities. These residual amounts are eliminated in the total column of the entity wide statement of net position, thus allowing the total column to present the change in proportionate share for the City as a whole.

	Deferred Outflows	Deferred Inflows
<b>Governmental Activities</b>		
Governmental Activities	\$53,497	\$0
<b>Business-Type Activities</b>		
Water	9,042	11,071
Sewer	42,345	304
Garbage	766	94,275
<i>Total Business-Type Activities</i>	52,153	105,650
Total	\$105,650	\$105,650

**B. Transfers**

During 2021, the Dare Special Revenue Fund transferred \$149 to the General Fund to close out the fund.

**NOTE 16 - CONTINGENT LIABILITIES**

**A. Litigation**

The City is currently party to legal proceedings. The City has determined that any potential liability will not have a material effect on the financial statements.

**B. Federal and State Grants**

For the period January 1, 2021, to December 31, 2021, the City received federal and state grants for specific purposes that are subject to review and audit by grantor agencies or their designee. Such audits could lead to a request for reimbursement to the grantor agency for expenditures disallowed under the terms of the grant. Based on prior experience, the City believes such disallowance, if any, would be immaterial.

**NOTE 17 - SIGNIFICANT COMMITMENTS**

**A. Encumbrances**

Encumbrances are commitments related to unperformed contracts for goods or services. Encumbrance accounting is utilized to the extent necessary to ensure effective budgetary control and accountability and to facilitate effective cash planning and control. At year end, the amount of encumbrances expected to be honored upon performance by the vendor in the next year were as follows:

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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General Fund	\$43,034
Fire Levy Fund	26,218
Street Fund	18,582
Non-Major Governmental Funds	45,359
Water Fund	217,931
Sewer Fund	240,500
Garbage Fund	4,302
	\$595,926

**B. Contractual Commitments**

As of December 31, 2021, the City had contractual commitments as follows:

Project	Fund	Contract Amount	Amount Expended	Balance at 12/31/2021
New York and Broadway Sewer Line	Sewer	\$156,065	\$63,912	\$92,153
Phase 1 Lift Station	Sewer	42,270	22,232	20,038
2020 Water System Improvements	Water	146,500	83,218	63,282
Total		\$344,835	\$169,362	\$175,473

**NOTE 18 – JOINTLY GOVERNED ORGANIZATION**

The Regional Income Tax Agency (RITA) is a regional council of governments formed to establish a central collection facility for the purpose of administering the income tax laws of the members and for the purpose of collection income taxes on behalf of each member. RITA currently has approximately 350 members in the council of governments. Each member has one representative to the council of governments and is entitled to one vote on items under consideration. RITA is administered by a nine-member board of trustees elected by the members of the council of governments. The board exercises total control over RITA's operation including budgeting, appropriating, contracting and designating management. Each participant's degree of control is limited to its representation on the council. For 2021, these costs are not yet available; however, they are not expected to be significantly different from 2020. For 2021, the City paid RITA \$10,601 for income tax collection services.

**NOTE 19 – ASSET RETIREMENT OBLIGATIONS**

Ohio Revised Code Section 6111.44 requires the County/City to submit any changes to their sewerage system to the Ohio EPA for approval. Through this review process, the County/City would be responsible to address any public safety issues associated with their waste water treatment facilities. These public safety issues would include removing/filling any tankage, cleaning/removing certain equipment, and backfilling certain exposed areas. This asset retirement obligation (ARO) of \$166,000 associated with the City waste water treatment facilities were estimated by the City service director. The remaining useful life of these facilities range from 2 to 22 years.

**City of Wellston, Ohio**  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2021*

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NOTE 20 – COVID-19

The United States and the State of Ohio declared a state of emergency in March of 2020 due to the COVID-19 pandemic. Ohio's state of emergency ended in June, 2021 while the national state of emergency continues. During 2021, the City received COVID-19 funding. The financial impact of COVID-19 and the continuing emergency measures will impact subsequent periods of the City. The impact on the City's future operating costs, revenues, and additional recovery from emergency funding, either federal or state, cannot be estimated. The City's investment portfolio fluctuates with market conditions, and due to market volatility, the amount of gains or losses that will be realized in subsequent periods, if any, cannot be determined.

## Required Supplementary Information

**City of Wellston, Ohio**  
*Required Supplementary Information*  
*Schedule of the City's Proportionate Share of the Net Pension Liability*  
*Ohio Public Employees Retirement System - Traditional Plan*  
*Last Eight Years (1)*

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
City's Proportion of the Net Pension Liability	0.011433%	0.010909%	0.010745%	0.010312%
City's Proportionate Share of the Net Pension Liability	\$1,692,978	\$2,156,238	\$2,942,838	\$1,617,753
City's Covered Payroll	\$1,610,257	\$1,534,929	\$1,451,207	\$1,362,769
City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	105.14%	140.48%	202.79%	118.71%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	86.88%	82.17%	74.70%	84.66%

(1) Although this schedule is intended to reflect information for ten years, information prior to 2014 is not available. An additional column will be added each year.

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

See accompanying notes to the required supplementary information



2017	2016	2015	2014
0.010521%	0.009766%	0.009547%	0.009547%
\$2,389,141	\$1,691,594	\$1,151,471	\$1,125,465
\$1,165,808	\$1,041,908	\$1,170,417	\$857,338
204.93%	162.36%	98.38%	131.27%
77.25%	81.08%	86.45%	86.36%

**City of Wellston, Ohio**  
*Required Supplementary Information*  
*Schedule of the City's Proportionate Share of the Net Pension Asset*  
*Ohio Public Employees Retirement System - Combined Plan*  
*Last Four Years(1)*

	2021	2020	2019	2018
City's Proportion of the Net Pension Asset	0.007590%	0.013392%	0.012923%	0.013429%
City's Proportionate Share of the Net Pension Asset	\$21,909	\$27,926	\$14,451	\$18,281
City's Covered Payroll	\$44,971	\$59,614	\$55,271	\$55,000
City's Proportionate Share of the Net Pension Asset as a Percentage of its Covered Payroll	48.72%	46.84%	26.15%	33.24%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	145.28%	126.64%	137.28%	116.55%

(1) Amounts for the combined plan are not presented prior to 2018 as the City's participation in this plan was considered immaterial in previous years.

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

See accompanying notes to the required supplementary information

**City of Wellston, Ohio**  
*Required Supplementary Information*  
*Schedule of the City's Proportionate Share of the Net OPEB Liability (Asset)*  
*Ohio Public Employees Retirement System - OPEB Plan*  
*Last Five Years (1)*

	2021	2020	2019	2018	2017
City's Proportion of the Net OPEB Liability (Asset)	0.010948%	0.010849%	0.010745%	0.010330%	0.010590%
City's Proportionate Share of the Net OPEB Liability (Asset)	(\$195,047)	\$1,498,528	\$1,400,894	\$1,121,762	\$1,069,626
City's Covered Payroll	\$1,655,832	\$1,639,068	\$1,561,103	\$1,463,302	\$1,269,608
City's Proportionate Share of the Net OPEB Liability (Asset) as a Percentage of its Covered Payroll	-11.78%	91.43%	89.74%	76.66%	84.25%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	115.57%	47.80%	46.33%	54.14%	54.04%

(1) Although this schedule is intended to reflect information for ten years, information prior to 2017 is not available. An additional column will be added each year

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

See accompanying notes to the report supplementary information

**City of Wellston, Ohio**  
*Required Supplementary Information*  
*Schedule of the City's Proportionate Share of the Net Pension Liability*  
*Ohio Police and Fire Pension Fund*  
*Last Eight Years (1)*

	2021	2020	2019	2018
City's Proportion of the Net Pension Liability	0.0227917%	0.0193532%	0.0199500%	0.0200530%
City's Proportionate Share of the Net Pension Liability	\$1,553,731	\$1,303,735	\$1,628,447	\$1,230,744
City's Covered Payroll	\$587,056	\$476,643	\$472,109	\$448,713
City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	264.66%	273.52%	344.93%	274.28%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	70.65%	69.89%	63.07%	70.91%

(1) Although this schedule is intended to reflect information for ten years, information prior to 2014 is not available. An additional column will be added each year.

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

See accompanying notes to the required supplementary information

2017	2016	2015	2014
0.0212840%	0.0210600%	0.0206536%	0.0206536%
\$1,348,107	\$1,354,804	\$1,069,942	\$1,005,894
\$454,728	\$440,284	\$422,474	\$336,540
296.46%	307.71%	253.26%	298.89%
68.36%	66.77%	71.71%	73.00%

**City of Wellston, Ohio**  
*Required Supplementary Information*  
*Schedule of the City's Proportionate Share of the Net OPEB Liability*  
*Ohio Police and Fire Pension Fund*  
*Last Five Years (1)*

	2021	2020	2019	2018	2017
City's Proportion of the Net OPEB Liability	0.0227917%	0.0193532%	0.0199500%	0.0200530%	0.0212840%
City's Proportionate Share of the Net OPEB Liability	\$241,482	\$191,166	\$181,676	\$1,136,176	\$1,010,304
City's Covered Payroll	\$587,056	\$476,643	\$472,109	\$448,713	\$454,728
City's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Payroll	41.13%	40.11%	38.48%	253.21%	222.18%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	45.40%	47.08%	46.57%	14.13%	15.96%

(1) Although this schedule is intended to reflect information for ten years, information prior to 2017 is not available. An additional column will be added each year

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

See accompanying notes to the report supplementary information

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**City of Wellston, Ohio**  
*Required Supplementary Information*  
*Schedule of City Contributions*  
*Ohio Public Employees Retirement System*  
*Last Nine Years (1)(3)*

	2021	2020	2019	2018
<b>Net Pension Liability - Traditional Plan</b>				
Contractually Required Contribution	\$235,094	\$225,436	\$214,890	\$203,169
Contributions in Relation to the Contractually Required Contribution	<u>(235,094)</u>	<u>(225,436)</u>	<u>(214,890)</u>	<u>(203,169)</u>
Contribution Deficiency (Excess)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
City Covered Payroll	\$1,679,243	\$1,610,257	\$1,534,929	\$1,451,207
Contributions as a Percentage of Covered Payroll	<u>14.00%</u>	<u>14.00%</u>	<u>14.00%</u>	<u>14.00%</u>
<b>Net Pension Asset - Combined Plan</b>				
Contractually Required Contribution	\$6,296	\$0	\$8,346	\$7,738
Contributions in Relation to the Contractually Required Contribution	<u>(6,296)</u>	<u>0</u>	<u>(8,346)</u>	<u>(7,738)</u>
Contribution Deficiency (Excess)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
City Covered Payroll	\$44,971	\$0	\$59,614	\$55,271
Contributions as a Percentage of Covered Payroll	<u>14.00%</u>	<u>0.00%</u>	<u>14.00%</u>	<u>14.00%</u>
<b>Net OPEB Liability - OPEB Plan (3)</b>				
Contractually Required Contribution	\$1,799	\$1,823	\$1,781	\$2,185
Contributions in Relation to the Contractually Required Contribution	<u>(1,799)</u>	<u>(1,823)</u>	<u>(1,781)</u>	<u>(2,185)</u>
Contribution Deficiency (Excess)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
City Covered Payroll	\$69,392	\$1,655,832	\$1,639,068	\$1,561,103
Contributions as a Percentage of Covered Payroll	<u>2.59%</u>	<u>0.11%</u>	<u>0.11%</u>	<u>0.14%</u>

(1) Information prior to 2013 is not available.

(2) The OPEB plan includes the members from the traditional plan, the combined plan, and the member directed plan. The member directed plan is a defined contribution plan; therefore, the pension side is not included above.

(3) Information prior to 2016 is not available.

See accompanying notes to the required supplementary information.



2017	2016	2015	2014	2013
\$177,160	\$139,897	\$125,029	\$140,450	\$111,454
(177,160)	(139,897)	(125,029)	(140,450)	(111,454)
\$0	\$0	\$0	\$0	\$0
\$1,362,769	\$1,165,808	\$1,041,908	\$1,170,417	\$857,338
13.00%	12.00%	12.00%	12.00%	13.00%
\$7,150	\$6,828	\$6,600	\$6,000	\$6,500
(7,150)	(6,828)	(6,600)	(6,000)	(6,500)
\$0	\$0	\$0	\$0	\$0
\$55,000	\$56,900	\$55,000	\$50,000	\$50,000
13.00%	12.00%	12.00%	12.00%	13.00%
\$15,999	\$26,330			
(15,999)	(26,330)			
\$0	\$0			
\$1,463,302	\$1,269,608			
1.09%	2.07%			

**City of Wellston, Ohio**  
*Required Supplementary Information*  
*Schedule of City Contributions*  
*Ohio Police and Fire Pension Fund*  
*Last Ten Years*

	2021	2020	2019	2018	2017
<b>Net Pension Liability</b>					
Contractually Required Contribution	\$115,661	\$118,255	\$97,146	\$95,380	\$91,613
Contributions in Relation to the Contractually Required Contribution	<u>(115,661)</u>	<u>(118,255)</u>	<u>(97,146)</u>	<u>(95,380)</u>	<u>(91,613)</u>
Contribution Deficiency (Excess)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
City Covered Payroll (1)	\$575,226	\$587,056	\$476,643	\$472,109	\$448,713
Pension Contributions as a Percentage of Covered Payroll	<u>20.11%</u>	<u>20.14%</u>	<u>20.38%</u>	<u>20.20%</u>	<u>20.42%</u>
<b>Net OPEB Liability</b>					
Contractually Required Contribution	\$2,877	\$2,935	\$2,384	\$2,361	\$2,243
Contributions in Relation to the Contractually Required Contribution	<u>(2,877)</u>	<u>(2,935)</u>	<u>(2,384)</u>	<u>(2,361)</u>	<u>(2,243)</u>
Contribution Deficiency (Excess)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
OPEB Contributions as a Percentage of Covered Payroll	<u>0.50%</u>	<u>0.50%</u>	<u>0.50%</u>	<u>0.50%</u>	<u>0.50%</u>
Total Contributions as a Percentage of Covered Payroll	<u>20.61%</u>	<u>20.64%</u>	<u>20.88%</u>	<u>20.70%</u>	<u>20.92%</u>

(1) The City's covered payroll is the same for Pension and OPEB.

See accompanying notes to the required supplementary information

<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
\$92,657	\$89,864	\$86,434	\$57,125	\$45,743
<u>(92,657)</u>	<u>(89,864)</u>	<u>(86,434)</u>	<u>(57,125)</u>	<u>(45,743)</u>
<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
\$454,728	\$440,284	\$422,474	\$336,540	\$331,364
<u>20.38%</u>	<u>20.41%</u>	<u>20.46%</u>	<u>16.97%</u>	<u>13.80%</u>
\$2,273	\$2,201	\$2,113	\$12,171	\$22,367
<u>(92,657)</u>	<u>(89,864)</u>	<u>(86,434)</u>	<u>(57,125)</u>	<u>(45,743)</u>
<u>(\$90,384)</u>	<u>(\$87,663)</u>	<u>(\$84,321)</u>	<u>(\$44,954)</u>	<u>(\$23,376)</u>
<u>0.50%</u>	<u>0.50%</u>	<u>0.50%</u>	<u>3.62%</u>	<u>6.75%</u>
<u>20.88%</u>	<u>20.91%</u>	<u>20.96%</u>	<u>20.59%</u>	<u>20.55%</u>

**City of Wellston, Ohio**  
*Notes to the Required Supplementary Information*  
*For the Year Ended December 31, 2021*

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**Changes in Assumptions – OPERS Pension– Traditional Plan**

Amounts reported beginning in 2019 incorporate changes in assumptions used by OPERS in calculating the total pension liability in the latest actuarial valuation. These new assumptions compared with those used in prior years are presented below:

	2019	2018 and 2017	2016 and prior
Wage Inflation	3.25 percent	3.25 percent	3.75 percent
Future Salary Increases, including inflation	3.25 to 10.75 percent including wage inflation	3.25 to 10.75 percent including wage inflation	4.25 to 10.05 percent including wage inflation
COLA or Ad Hoc COLA:			
Pre-January 7, 2013 Retirees	3 percent, simple	3 percent, simple	3 percent, simple
Post-January 7, 2013 Retirees	see below	see below	see below
Investment Rate of Return	7.2 percent	7.5 percent	8 percent
Actuarial Cost Method	Individual Entry Age	Individual Entry Age	Individual Entry Age

The assumptions related COLA or Ad Hoc COLA for Post-January 7, 2013 Retirees are as follows:

COLA or Ad Hoc COLA, Post-January 7, 2013 Retirees:

2021	0.5 percent, simple through 2021 then 2.15 percent, simple
2020	1.4 percent, simple through 2020 then 2.15 percent, simple
2017 through 2019	3.0 percent, simple through 2018 then 2.15 percent, simple
2016 and prior	3.0 percent, simple through 2018 then 2.80 percent, simple

Amounts reported beginning in 2017 use pre-retirement mortality rates are based on the RP-2014 Employees mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates are based on the RP-2014 Healthy Annuitant mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates for disabled retirees are based on the RP-2014 Disabled mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Mortality rates for a particular calendar year are determined by applying the MP-2015 mortality improvement scale to all of the above described tables.

Amounts reported for 2016 and prior use mortality rates based on the RP-2000 Mortality Table projected 20 years using Projection Scale AA. For males, 105 percent of the combined healthy male mortality rates were used. For females, 100 percent of the combined healthy female mortality rates were used. The mortality rates used in evaluating disability allowances were based on the RP-2000 mortality table with no projections. For males 120 percent of the disabled female mortality rates were used set forward two years. For females, 100 percent of the disabled female mortality rates were used.

**City of Wellston, Ohio**  
*Notes to the Required Supplementary Information*  
*For the Year Ended December 31, 2021*

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**Changes in Assumptions – OPERS Pension – Combined Plan**

For 2021 and 2020, the Combined Plan had the same change in COLA or Ad Hoc COLA for Post-January 2, 2013 retirees as the Traditional Plan. For 2019, the investment rate of return changed from 7.5 percent to 7.2 percent.

**Changes in Assumptions – OP&F Pension**

Amounts reported beginning in 2018 incorporate changes in assumptions used by OP&F in calculating the total pension liability in the latest actuarial valuation. These new assumptions compared with those used in 2017 and prior are presented below:

	Beginning in 2018	2017 and Prior
Actuarial Cost Method	Entry Age Normal	Entry Age Normal
Investment Rate of Return	8.0 percent	8.25 percent
Projected Salary Increases	3.75 percent to 10.5 percent	4.25 percent to 11 percent
Payroll Growth	Inflation rate of 2.75 percent plus productivity increase rate of 0.5 percent	Inflation rate of 3.25 percent plus productivity increase rate of 0.5 percent
Cost of Living Adjustments	2.2 percent simple for increases based on the lesser of the increase in CPI and 3 percent	3.00 percent simple; 2.6 percent simple for increases based on the lesser of the increase in CPI and 3 percent

Amounts reported beginning in 2018 use valuation, mortality for non-disabled participants is based on the RP-2014 Total Employee and Healthy Annuitant Mortality Tables rolled back to 2006, adjusted according to the rates in the following table, and projected with the Buck/Conduent Modified 2016 Improvement Scale. Rates for surviving beneficiaries are adjusted by 120 percent.

Age	Police	Fire
67 or less	77 %	68 %
68-77	105	87
78 and up	115	120

Amounts reported beginning in 2018 use valuation, mortality for disabled retirees is based on the RP-2014 Disabled Mortality Tables rolled back to 2006, adjusted according to the rates in the following table, and projected with the Buck/Conduent Modified 2016 Improvement Scale.

Age	Police	Fire
59 or less	35 %	35 %
60-69	60	45
70-79	75	70
80 and up	100	90

Amounts reported for 2017 and prior use valuation, rates of death were based on the RP2000 Combined Table, age-adjusted as follows. For active members, set back six years. For disability retirements, set forward five years for police and three years for firefighters. For service retirements, set back zero years for police and two years for firefighters. For beneficiaries, set back zero years. The rates are applied on a fully generational basis, with a base year of 2009, using mortality improvement Scale AA.

**City of Wellston, Ohio**  
*Notes to the Required Supplementary Information*  
*For the Year Ended December 31, 2021*

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**Changes in Assumptions – OPERS OPEB**

Investment Return Assumption:	
Beginning in 2019	6.00 percent
2018	6.50 percent
Municipal Bond Rate:	
2021	2.00 percent
2020	2.75 percent
2019	3.71 percent
2018	3.31 percent
Single Discount Rate:	
2021	6.00 percent
2020	3.16 percent
2019	3.96 percent
2018	3.85 percent
Health Care Cost Trend Rate:	
2021	8.5 percent, initial 3.5 percent, ultimate in 2035
2020	10.5 percent, initial 3.5 percent, ultimate in 2030
2019	10.0 percent, initial 3.25 percent, ultimate in 2029
2018	7.5 percent, initial 3.25 percent, ultimate in 2028

**Changes in Assumptions – OP&F OPEB**

Blended Discount Rate:	
2021	2.96 percent
2020	3.56 percent
2019	4.66 percent
2018	3.24 percent

**Changes in Benefit Terms – OPERS OPEB**

On January 15, 2020, the Board approved several changes to the health care plan offered to Medicare and non-Medicare retirees in efforts to decrease costs and increase the solvency of the health care plan. These changes are effective January 1, 2022, and include changes to base allowances and eligibility for Medicare retirees, as well as replacing OPERS-sponsored medical plans for non-Medicare retirees with monthly allowances, similar to the program for Medicare retirees. These changes are reflected in 2021.

**Changes in Benefit Terms – OP&F OPEB**

For 2019, OP&F recognized a change in benefit terms. Under this new model, OP&F provides eligible retirees with a fixed stipend earmarked to pay for health care and Medicare Part B reimbursements. This new model replaced the self-insured health care plan used in prior years.

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

**INDEPENDENT AUDITORS' REPORT**

To the City Council  
City of Wellston:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Wellston ("the City") as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated August 12, 2022.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City'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 entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

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

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants 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 City'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 City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Clark, Schaefer, Hackett & Co.*

Columbus, Ohio  
August 12, 2022



# OHIO AUDITOR OF STATE KEITH FABER



**CITY OF WELLSTON**

**JACKSON 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 9/8/2022**

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)