



OHIO AUDITOR OF STATE
KEITH FABER



**HAMILTON COUNTY LAND REUTILIZATION CORPORATION
HAMILTON COUNTY
DECEMBER 31, 2022**

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OHIO AUDITOR OF STATE KEITH FABER



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INDEPENDENT AUDITOR'S REPORT

Hamilton County Land Reutilization Corporation
Hamilton County
3 E. Fourth Street, Suite 300
Cincinnati, Ohio 45202

To the Board of Directors:

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the Hamilton County Land Reutilization Corporation, Hamilton County, Ohio (Corporation), as of and for the years ended December 31, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the report of other auditors, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Hamilton County Land Reutilization Corporation, Hamilton County, Ohio as of December 31, 2022 and 2021, and the changes in financial position for the years then ended in accordance with the accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Hamilton County Land Reutilization Corporation, which 100 percent of the assets, net position, fund balance, and revenues of the General Fund and Governmental Activities as of December 31, 2021, and the respective changes in financial position thereof for the year then ended. Those statements were audited by other auditors whose report has been furnished to us, and our opinions, insofar as it relates to the 2021 amounts included for the Corporation are based solely on the report of other auditors.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the *management's discussion and analysis* be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We and other auditors have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 16, 2023, on our consideration of the Corporation's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.



Keith Faber
Auditor of State
Columbus, Ohio
November 16, 2023

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Hamilton County Land Reutilization Corporation

Management's Discussion and Analysis

Years Ended December 31, 2022, 2021 and 2020

Our discussion and analysis of Hamilton County Land Reutilization Corporation's (the Corporation) financial performance provides an overview of the Corporation's financial activities for the fiscal years ended December 31, 2022, 2021 and 2020. Please read it in conjunction with the Corporation's financial statements and accompanying notes.

Financial Highlights

As discussed in further detail in this discussion and analysis, the following represents the most significant financial highlights for the year ended December 31, 2022:

- Total revenues were \$6.8 million, an increase of \$2.7 million or 68% from the prior year end, and primarily the result of a \$2.0 million increase in operating grants.
- The Corporation received \$5.0 million from the sale of approximately 90 properties during the year. The related cost of sales was \$5.2 million for a net loss (subsidy) of \$274,815, which is included in the Corporation's \$4.5 million program expense.
- Cash and cash equivalents increased \$5.5 million to \$6.4 million at year end, primarily due to receiving \$4.3 million of grant funds from the City of Cincinnati for certain stabilization, acquisition and demolition projects.
- Assets held for sale decreased \$2.0 million or 20% from the prior year as a result of the Corporation's efforts to return properties back to productive use.

Using this Annual Report

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

The statement of net position and the statement of activities provide information about the activities of the Corporation as a whole, presenting both an aggregate view of the Corporation'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 remains for future spending.

Hamilton County Land Reutilization Corporation

Management's Discussion and Analysis

Years Ended December 31, 2022, 2021 and 2020

Reporting on the Corporation as a Whole

Statement of Net Position and the Statement of Activities

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

These two statements report the Corporation's net position and changes in that net position. This change in net position is important because it tells the reader that, for the Corporation as a whole, whether the financial position of the Corporation has improved or diminished. The causes of this change may be the result of many factors, some of which are financial. Non-financial factors include current property tax laws in Ohio, facility conditions, required community programs and other factors.

The Corporation's statements of net position and statements of activities can be found on pages 10-11 and 12-13, respectively, of this report.

Reporting on the Corporation's Most Significant Fund

Fund financial statements provide detailed information about the Corporation's most significant activities. 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 Corporation uses one fund, the general fund, to account for all of its financial transactions.

Governmental Fund

The presentation for the Corporation's general fund focuses on how resources flow into and out of it and the year-end balance available for spending in future periods. The general fund is reported using modified accrual accounting which measures cash and all other financial assets that are expected to be readily converted to cash. The governmental fund statements provide a detailed short-term view of the Corporation's general operations and the basic services it provides.

The relationship between governmental activities and governmental funds is described in a reconciliation that is a part of the fund financial statements.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. These notes to the basic financial statements can be found on pages 14-21 of this report.

Hamilton County Land Reutilization Corporation

Management's Discussion and Analysis

Years Ended December 31, 2022, 2021 and 2020

Analysis of the Basic Financial Statements

Our analysis below focuses on the net position and changes in net position of the Corporation for the years ended December 31, 2022, 2021 and 2020.

Net Position Governmental Activities

	2022	2021	2020
Assets			
Current and other assets	\$ 16,605,868	\$ 12,243,786	\$ 13,964,824
Total assets	16,605,868	12,243,786	13,964,824
Liabilities			
Current liabilities	5,339,888	2,009,258	1,381,337
Long-term liabilities	-	-	1,154,055
Total liabilities	5,339,888	2,009,258	2,535,392
Net Position			
Restricted	-	-	50,000
Unrestricted	11,265,980	10,234,528	11,379,432
Total net position	\$ 11,265,980	\$ 10,234,528	\$ 11,429,432

Net Position

The net position of all governmental activities increased \$1.0 million, or 10%, from the prior year end resulting in a net position of \$11.3 million at December 31, 2022. In comparison, net position in 2021 decreased by \$1.2 million or 10% from 2020.

Assets

Current and other assets at December 31, 2022 increased \$4.4 million, or 36%, from the prior year end. The increase results from a \$5.5 million increase in cash, a \$794,176 increase in receivables, offset by a \$2.0 million decrease in assets held for sale.

In comparison, current and other assets at December 31, 2021 decreased \$1.7 million, or 12%, from the prior year end. The decrease results from a \$1.9 million decrease in assets held for sale, and a \$569,183 decrease in cash and cash equivalents, offset by a \$673,271 increase in receivables.

Liabilities

Liabilities consist of accounts payable to vendors, notes payable and unearned revenue. As of December 31, 2022, the Corporation had liabilities totaling \$5.3 million, which was an increase of \$3.3 million or 166% from the prior year end. The increase results primarily from a \$3.8 million increase in unearned revenue, a \$248,571 increase in accounts payable, offset by a \$732,258 decrease in notes payable. The increase in unearned revenue is mainly due to the Corporation's receipt of a \$4.3 million City of

Hamilton County Land Reutilization Corporation

Management's Discussion and Analysis

Years Ended December 31, 2022, 2021 and 2020

Cincinnati Community Development Block Grant (CDBG) in October 2022 for stabilization, acquisition and demolition projects mostly planned to occur in the following year.

For the prior year, liabilities decreased \$526,134 or 21% from the prior period. The decrease results primarily from a \$94,808 decrease in unearned revenue and \$422,597 decrease in notes payable.

Changes in Net Position Governmental Activities

	2022	2021	2020
Revenues			
Program Revenues			
Intergovernmental	\$ 3,237,384	\$ 2,559,781	\$ 2,394,724
Operating grants	3,431,532	1,450,130	1,023,355
Interest and other	142,991	43,956	307,349
Total revenues	6,811,907	4,053,867	3,725,428
Expenses			
Program Expenses			
Professional and contract services	4,464,185	3,674,290	2,205,927
Administration and other	1,316,270	1,574,481	1,334,374
Total expenses	5,780,455	5,248,771	3,540,301
Change in Net Position	1,031,452	(1,194,904)	185,127
Net Position, Beginning of Year	10,234,528	11,429,432	11,244,305
Net Position, End of Year	\$ 11,265,980	\$ 10,234,528	\$ 11,429,432

Program Revenues

Program revenues for 2022 were \$6.8 million, an increase of \$2.7 million or 68% from the prior year. The higher revenue was led by a \$2.0 million increase in operating grants, which includes a \$1.0 million increase in state grants for demolition and remediation and a \$1.0 million increase in local government grants for stabilization projects and demolition gap funding. Additionally, intergovernmental revenue (DTAC) increased \$677,603 over the prior year.

In 2021, program revenues were \$4.1 million, an increase of \$328,439 or 9% from the prior year. The higher revenue was led by a \$426,755 increase in operating grants, which includes a \$629,279 increase in state grants for demolition and remediation, offset by a \$202,504 decline in corporate and other grants.

Hamilton County Land Reutilization Corporation

Management's Discussion and Analysis

Years Ended December 31, 2022, 2021 and 2020

Program and Administration Expenses

Total expense in 2022 was \$5.8 million, an increase of \$531,684 or 10% from the prior year. Program expense increased \$789,895 due to a \$1.1 million increase in subrecipient expenditures, a \$1.1 million increase in stabilization, demolition and other programs, offset by a \$1.4 million decrease in subsidy on the sale of property. Administration and other expense decreased \$258,211 from the prior year primarily due to less loan interest, loan fees and other expenditures.

In comparison, total expense in 2021 was \$5.2 million, an increase of \$1.7 million or 48% from the prior year. Program expenses increased \$1.5 million due to a \$1.2 million increase in subsidy on the sale of property with the remaining increase primarily in demolition and remediation program expenditures. Administration and other expense increased \$240,107 from the prior year primarily due to other charges, which includes: certain grant disbursements, release of claims, cancellation of grant program reimbursements, and cost incurred on properties after their sale date.

The Corporation has no expense for salaries and related benefits due to all administrative activities being provided by a management company as explained in Note 1 to the financial statements.

Economic Factors and Next Year's Budgets and Rates

The Corporation will continue to be funded by Hamilton County's delinquent tax and assessment collection fund (DTAC), which by nature varies in amount from year to year. The 2023 budget includes \$2.6 million in DTAC funds reflected under intergovernmental revenues.

The City of Cincinnati is expected to provide grant revenue of \$6.3 million in 2023 for stabilization, demolition and subsidy on home sales in the certain City neighborhoods, including: Sedamsville, Madisonville, Avondale, Walnut Hills, Price Hill, South Fairmount, Camp Washington and others.

The Ohio Department of Development (ODOD) is expected to provide grant revenue of \$14.5 million in 2023 towards the demolition and remediation of commercial and industrial properties in Hamilton County, of which \$9.9 million is classified as subrecipient grant funds.

Contacting the Corporation's Management

This financial report is intended to provide our stakeholders with a general overview of the Corporation's finances and to show the Corporation's accountability for the money it receives. If you have questions about this report or need additional information, we welcome you to contact the Corporation's management company, the Port of Greater Cincinnati Development Authority (dba "The Port"), specifically Rick Hudson, Chief Financial Officer, at 513-621-3000.

Hamilton County Land Reutilization Corporation
Governmental Fund Balance Sheet and Statement of Net Position
December 31, 2022

Assets	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
Cash and cash equivalents	\$ 6,431,467	\$ -	\$ 6,431,467
Accounts receivable	2,132,385	-	2,132,385
Assets held for sale	7,864,075	-	7,864,075
Prepaid and other	177,941	-	177,941
Total assets	<u>\$ 16,605,868</u>	<u>\$ -</u>	<u>\$ 16,605,868</u>
Liabilities			
Accounts payable	\$ 1,236,191	\$ -	\$ 1,236,191
Unearned revenue	4,103,697	-	4,103,697
Total liabilities	<u>5,339,888</u>	<u>-</u>	<u>5,339,888</u>
Deferred Inflows of Resources - Grant Revenue			
	<u>564,396</u>	<u>(564,396)</u>	<u>-</u>
Fund Balance			
Nonspendable	8,042,016	(8,042,016)	-
Unassigned	2,659,568	(2,659,568)	-
Total fund balance	<u>10,701,584</u>	<u>(10,701,584)</u>	<u>-</u>
Total liabilities, deferred inflows of resources and fund balance	<u>\$ 16,605,868</u>		
Net Position			
Unrestricted		<u>11,265,980</u>	<u>11,265,980</u>
Total net position		<u>\$ 11,265,980</u>	<u>\$ 11,265,980</u>

Hamilton County Land Reutilization Corporation
Governmental Fund Balance Sheet and Statement of Net Position
December 31, 2021

Assets	General Fund	Adjustments	Statement of Net Position
	<u> </u>	<u> </u>	<u> </u>
Cash and cash equivalents	\$ 904,509	\$ -	\$ 904,509
Accounts receivable	1,338,209	-	1,338,209
Note receivable	24,967	-	24,967
Assets held for sale	9,831,009	-	9,831,009
Prepaid and other	145,092	-	145,092
	<u> </u>	<u> </u>	<u> </u>
Total assets	<u>\$ 12,243,786</u>	<u>\$ -</u>	<u>\$ 12,243,786</u>
Liabilities			
Accounts payable	\$ 987,620	\$ -	\$ 987,620
Unearned revenue	289,380	-	289,380
Notes payable	732,258	-	732,258
	<u> </u>	<u> </u>	<u> </u>
Total liabilities	<u>2,009,258</u>	<u>-</u>	<u>2,009,258</u>
Deferred Inflows of Resources - Grant Revenue	<u>1,016,312</u>	<u>(1,016,312)</u>	<u>-</u>
Fund Balance			
Nonspendable	9,996,167	(9,996,167)	-
Unassigned	(777,951)	777,951	-
	<u> </u>	<u> </u>	<u> </u>
Total fund balance	<u>9,218,216</u>	<u>(9,218,216)</u>	<u>-</u>
Total liabilities, deferred inflows of resources and fund balance	<u>\$ 12,243,786</u>		
Net Position			
Unrestricted		<u>10,234,528</u>	<u>10,234,528</u>
		<u> </u>	<u> </u>
Total net position		<u>\$ 10,234,528</u>	<u>\$ 10,234,528</u>

Hamilton County Land Reutilization Corporation
Governmental Fund Statement of Revenues, Expenditures and
Changes in Fund Balance and Statement of Activities
Year Ended December 31, 2022

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
Revenues			
Intergovernmental revenue	\$ 3,237,384	\$ -	\$ 3,237,384
Operating grants	4,305,246	(873,714)	3,431,532
Interest and other revenue	142,991	-	142,991
	<u>7,685,621</u>	<u>(873,714)</u>	<u>6,811,907</u>
Total revenues			
 Expenditures/Expense			
Program expenditures/expenses -			
Professional and contract services	4,464,185	-	4,464,185
Administration	928,390	-	928,390
Other charges	387,880	-	387,880
Other financing uses	732,258	(732,258)	-
	<u>6,512,713</u>	<u>(732,258)</u>	<u>5,780,455</u>
Total expenditures/expenses			
 Change in Fund Balance/Net Position	1,172,908	(141,456)	1,031,452
 Fund Balance/Net Position, Beginning of Year	<u>9,218,216</u>	<u>1,016,312</u>	<u>10,234,528</u>
 Fund Balance/Net Position, End of Year	<u>\$ 10,391,124</u>	<u>\$ 874,856</u>	<u>\$ 11,265,980</u>

Hamilton County Land Reutilization Corporation
Governmental Fund Statement of Revenues, Expenditures and
Changes in Fund Balance and Statement of Activities
Year Ended December 31, 2021

	General Fund	Adjustments	Statement of Activities
Revenues			
Intergovernmental revenue	\$ 2,559,781	\$ -	\$ 2,559,781
Operating grants	92,232	1,357,898	1,450,130
Interest and other revenue	43,956	-	43,956
Other financing sources	13,482	(13,482)	-
	<u>2,709,451</u>	<u>1,344,416</u>	<u>4,053,867</u>
Expenditures/Expense			
Program expenditures/expenses -			
Professional and contract services	3,674,290	-	3,674,290
Administration	905,481	-	905,481
Other charges	669,000	-	669,000
Other financing uses	435,280	(435,280)	-
	<u>5,684,051</u>	<u>(435,280)</u>	<u>5,248,771</u>
Change in Fund Balance/Net Position	(2,974,600)	1,779,696	(1,194,904)
Fund Balance/Net Position, Beginning of Year	<u>12,192,816</u>	<u>(763,384)</u>	<u>11,429,432</u>
Fund Balance/Net Position, End of Year	<u>\$ 9,218,216</u>	<u>\$ 1,016,312</u>	<u>\$ 10,234,528</u>

Hamilton County Land Reutilization Corporation

Notes to Basic Financial Statements

December 31, 2022 and 2021

Note 1: Nature of Operations and Summary of Significant Accounting Policies

Nature of Operations

Hamilton County Land Reutilization Corporation (the Corporation) was organized on September 14, 2011, by resolution of the Board of Hamilton County Commissioners as a community improvement corporation, in particular, a county land reutilization corporation, under Chapter 1724 of the Ohio Revised Code (the “Community Improvement Corporation Law”) and Chapter 1702 of the Ohio Revised Code (the “Nonprofit Corporation Law”). The Corporation’s mission is to promote economic and housing development in Hamilton County (the County) by acquiring vacant, blighted properties and returning them to productive community assets.

Under Ohio law, a county land reutilization corporation (CLRC) has broad powers that make it an effective vehicle for community development and revitalization. As a CLRC, the Corporation can acquire, own and dispose of real property using the following tools:

- Purchase properties from individuals
- Initiate foreclosure on tax-delinquent properties
- Accept properties as gifts or donations
- Negotiate with banks to acquire real estate owned (REO) properties
- Remove defects on title to a property
- Hold title to properties on a property-tax exempt basis
- Stabilize, rehabilitate or demolish homes
- Resell to responsible qualified buyer or hold for strategic assembly
- Convert land to green space that can be donated to municipalities
- Apply for local, state and federal grant funds that support local revitalization efforts

The Corporation’s revenues and other support are derived principally from a portion of the County Treasurer’s annual collection of delinquent property tax and assessments. In addition, the Corporation actively seeks out available government and private grants to carry out its mission.

The Corporation’s governing body is a nine-member Board of Directors, consisting of the county treasurer, three county commissioners (ex officio members), two municipal representatives, two township representatives, and a private citizen with private sector or nonprofit experience in rehabilitation or real estate acquisitions. The Port of Greater Cincinnati Development Authority (dba “The Port”) serves as the management company to conduct the day-to-day business and affairs for the Corporation and the management and control of its properties.

Hamilton County Land Reutilization Corporation

Notes to Basic Financial Statements

December 31, 2022 and 2021

The Corporation's significant accounting policies are described below.

Basis of Presentation

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

Government-wide Financial Statements

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

The statement of net position represents the financial condition of the governmental activities of the Corporation at year-end. The statement of activities presents a comparison between direct expenses and program revenues for the government-wide activities of the Corporation and for each function of the Corporation's governmental activities. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include (a) charges paid by the recipients for goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues which are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements

The fund financial statements provide information about the Corporation's funds. The emphasis on fund financial statements is on major governmental funds. Governmental funds focus on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be repaid. The difference between governmental fund assets and liabilities is reported as fund balance. The Corporation's activities are accounted for in only one fund, the general fund.

Deferred inflows of resources are reported in the fund financial statements for receivables that are not considered available at year end.

General Fund

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

Hamilton County Land Reutilization Corporation

Notes to Basic Financial Statements

December 31, 2022 and 2021

Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flow takes place. Non-exchange transactions, in which the Corporation gives (or receives) value without directly receiving (or giving) equal value in exchange, include grants and donations. On an accrual basis, revenue from grants and other contributions are recognized in the fiscal year in which all eligibility requirements imposed by the provider have been met.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Corporation considers revenues to be available if they are collected within 90 days of the end of the current fiscal period. Expenditures generally are recorded when the liability is incurred, as under accrual accounting.

The adjustments on the statement of net position and statement of activities show the reconciliation between the current financial resources measurement focus on the fund financial statements and the position and activity of the Corporation as a whole.

Cash and Cash Equivalents

The Corporation considers all investments with original maturities of three months or less at the time they are purchased to be cash equivalents. At December 31, 2022 and 2021 cash equivalents consisted primarily of money market accounts and or investments in STAR Ohio (the State Treasury Asset Reserve of Ohio).

Prepayments

Certain payments to vendors reflect the costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. These items are reported as assets on the balance sheet using the consumption method. A current asset for the prepaid amounts is recorded at the time of the purchase and the expenditure/expense is reported in the year in which services are consumed. At year end, because prepayments are not available to finance future governmental fund expenditures, a nonspendable fund balance is recorded by an amount equal to the carrying value of the asset on the fund financial statements.

Net Position

Net position represents the difference between assets, deferred outflows of resources, liabilities and deferred inflows of resources. At December 31, 2022 and 2021, all net assets of the Corporation were unrestricted.

Hamilton County Land Reutilization Corporation

Notes to Basic Financial Statements

December 31, 2022 and 2021

Fund Balance

The fund balances for the Corporation's funds are displayed in five components:

Nonspendable - Nonspendable fund balances are not in a spendable form or are required to be maintained intact.

Restricted - Restricted fund balances may be spent only for the specific purposes stipulated by external resource providers, constitutionally or through enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.

Committed - Committed fund balances may be used only for the specific purposes determined by resolution of the Board of Directors. Commitments may be changed or lifted only by issuance of a resolution by the Board of Directors.

Assigned - Assigned fund balances are intended to be used by the Corporation for specific purposes as determined by management. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.

Unassigned - Unassigned fund balance is the residual classification for the general fund and includes all amounts not contained in the other classifications.

The Corporation considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. The Corporation applies committed amounts first, followed by assigned amounts, and then unassigned amounts when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Intergovernmental Revenue

The Corporation receives operating income through Hamilton County. This money represents 5% of all collections of delinquent real property, personal property, and manufactured and mobile home taxes that are deposited into the County's Delinquent Tax and Assessment Collection (DTAC) Fund. These monies are then paid to the Corporation by the county treasurer upon the Corporation's written request.

Government Grants

Support funded by grants is recognized as the Corporation performs the contracted services or incurs outlays eligible for reimbursement under the grant agreements. Grant activities and outlays are subject to audit and acceptance by the granting agency and, as a result of such audit, adjustments could be required.

Hamilton County Land Reutilization Corporation

Notes to Basic Financial Statements

December 31, 2022 and 2021

Budgetary Process

The Corporation is not bound by the budgetary laws prescribed by the Ohio Revised Code for purely governmental entities. The Board of Directors of the Corporation adopts an annual budget at the beginning of the fiscal year. Appropriations and subsequent amendments are approved by the Board of Directors during the year as required.

Federal Income Tax

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

Use of Estimates

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

Note 2: Deposits and Investments

Deposits

The Corporation maintains demand deposit and money market accounts with two banks. Below are details related to these deposits, including coverage by the Federal Deposit Insurance Corporation (FDIC) as of December 31, 2022 and 2021.

	<u>2022</u>	<u>2021</u>
Carrying amount	\$ 400,384	\$ 904,509
Bank balance	473,684	956,205
Insured by FDIC	303,697	500,000

Custodial credit risk is the risk that, in the event of bank failure, the Corporation's deposits may not be returned. The Corporation has no deposit policy for custodial credit risk beyond the requirements of state statute.

According to state law, public depositories must give security for all public funds on deposit. All deposits are collateralized with eligible securities in amounts equal to at least 105% of the carrying value of the deposits. Such collateral, as permitted by the Ohio Revised Code, is held in single financial institution collateral pools at Federal Reserve Banks, or at member banks of the federal reserve system, in the name of the respective depository bank and pledged as a pool of collateral

Hamilton County Land Reutilization Corporation

Notes to Basic Financial Statements

December 31, 2022 and 2021

against all of the public deposits it holds or as specific collateral held at the Federal Reserve Bank in the name of the Corporation.

Investments

During 2022, the Corporation established STAR Ohio investment accounts for interim deposits, which held investments totaling \$6,031,083 with an average maturity of 32 days as of December 31, 2022. STAR Ohio investments are valued at net asset value (NAV) per share, which is calculated on an amortized cost basis that approximates fair value and carries a AAAM credit rating by Standard and Poor's. Investments made by the Corporation are limited to the provisions in Ohio Revised Code, and the Corporation has no investment policy that would further limit its investment choices.

Note 3: Receivables

The table below summarizes the Corporation's account receivables as of December 31, 2022 and 2021. Receivables from the state relate to the demolition and remediation of commercial and industrial sites. Local government receivables relate to City of Cincinnati and other local government grant funds on demolition and stabilization projects. Other includes receivables from corporations for project grants and miscellaneous property owners. In 2022, \$20,066 was recognized as bad debt for an account receivable deemed uncollectible. Since all other receivables are expected to be collected, no allowance for doubtful accounts is recorded.

	<u>2022</u>	<u>2021</u>
State of Ohio and state agencies	\$ 1,526,688	\$ 899,483
Local government	458,059	110,219
Other	147,638	328,507
Total accounts receivable	<u>\$ 2,132,385</u>	<u>\$ 1,338,209</u>

Note 4: Assets Held for Sale

The Corporation actively pursues vacant and abandoned properties in Hamilton County, primarily in distressed neighborhoods. Most properties are acquired from the County auditor through donations, tax foreclosure or the board of revisions process.

Assets held for sale represent properties acquired by the Corporation which will be marketed for resale. All significant costs incurred to acquire and improve or rehabilitate the property are capitalized. All real estate held for sale is recorded at the lower of cost or net realizable value.

In 2022, the Corporation recorded program expense of \$489,890 to adjust the value of certain properties to their net realizable values. In 2021, the cost-to-market adjustment was \$314,767.

As of December 31, 2022 and 2021, the Corporation held title to approximately 1,120 and 970 properties, respectively. In 2022, the Corporation filed one nuisance abatement lien against a property totaling \$121,500 to recover stabilization cost previously incurred. In 2021, the Corporation filed no nuisance abatement liens against properties.

Hamilton County Land Reutilization Corporation

Notes to Basic Financial Statements

December 31, 2022 and 2021

Note 5: Risk Management

The Corporation is exposed to various risks and losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Settled claims have not exceeded insurance coverage since the Corporation's inception. The limitations of coverage as of December 31, 2022 are as follows:

Insurance Type	Coverage
General Liability	\$2,000,000
Personal Injury	2,000,000
Employee Benefit Liability	1,000,000
Ohio Employers Liability Defense	1,000,000
Crime Policy	250,000
Business Auto (Hired & Non-owned)	1,000,000
Business Personal Property	25,000
Directors/Officers Liability	2,000,000
Employment Practices Liability	1,000,000
Demolition Liability	1,000,000
Builders Risk Floater (per location)	200,000

Note 6: Notes Payable and Line of Credit

In 2022, the Corporation obtained a \$4.0 million commitment from a local bank for the purpose of constructing residential housing in the City's Avondale neighborhood. The interest rate on the notes are equal to one-month SOFR (Secured Overnight Financing Rate) plus 305 basis points with a 30 basis points one-month SOFR floor. Note interest is paid monthly, are secured by property liens, and mature on December 31, 2024. As of December 31, 2022, the Corporation had no outstanding amounts on the notes and the interest rate was 7.35%.

In 2021, the Corporation renewed a \$1.5 million line of credit for the purpose of managing cash flow. The line is collateralized by substantially all the Corporation's assets. The line of credit was renewed again in July 2022 for another one-year term expiring July 31, 2023 and the line of credit amount was increased to \$1.75 million. The interest rate is equal to one-month SOFR plus 255 basis points with a 20 basis points one-month SOFR floor. Interest is paid monthly, and the outstanding principal balance and any accrued but unpaid interest is due on the expiration date. At December 31, 2022 and 2021, there were no outstanding amounts on the line of credit and the interest rate was 6.85% and 4.41%, respectively.

In 2021, the Corporation obtained a commitment from Cincinnati Development Fund (CDF) to provide loan funds up to \$750,000 for the purpose of constructing residential housing in the City's Mount Auburn neighborhood. The notes had a fixed annual interest rate of 4.00% with monthly interest payments, were secured by property liens, and matured on September 2, 2022. As of December 31, 2022 and 2021, the Corporation had notes outstanding with CDF in the amount of \$0 and \$13,483, respectively.

Hamilton County Land Reutilization Corporation

Notes to Basic Financial Statements

December 31, 2022 and 2021

In 2019, the Corporation obtained a commitment from IFF to provide loan funds up to \$2 million for the purpose of acquiring, stabilizing and redeveloping properties in the City's West End neighborhood. The notes had a fixed annual interest rate of 5.875% with monthly interest payments, were secured by property liens, and matured on March 1, 2022. As of December 31, 2022 and 2021, the Corporation had notes outstanding with IFF in the amounts of \$0 and \$718,776, respectively.

In 2018, the Corporation obtained access to The Port's housing revolving loan fund, which provides secured notes up to \$1 million for the purpose of redeveloping residential properties. The notes have a fixed annual interest rate of 2.50% with quarterly interest payments, are secured by property liens, and mature in 2025. As of December 31, 2022 and 2021, the Corporation had \$0 notes outstanding with The Port's housing revolving loan fund.

Note 7: Contingent Liability

In the normal course of operations, the Corporation may be subject to litigation, claims, and unasserted possible claims. As of December 31, 2022, the Corporation had one lawsuit outstanding resulting from a transfer of rights with the City of Cincinnati as substitute plaintiff on the receivership of *City of Cincinnati v. John Klosterman* (Case# A1905588). The outcome of this case cannot presently be determined.

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OHIO AUDITOR OF STATE KEITH FABER



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

Hamilton County Land Reutilization Corporation
Hamilton County
3 E. Fourth Street, Suite 300
Cincinnati, Ohio 45202

To the Board of Directors:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the Hamilton County Land Reutilization Corporation, Hamilton County, (the Corporation) as of and for the years ended December 31, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements and have issued our report thereon dated November 16, 2023. Our report includes a reference to other auditors who audited the financial statements of the Corporation for the year ended December 31, 2021, as described in our report on the Corporation's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Report on Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified a certain deficiency in internal control, described in the accompanying schedule of findings as item 2022-001 that we consider to be a significant deficiency.

Report on Compliance and Other Matters

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

Purpose of This Report

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



Keith Faber
Auditor of State
Columbus, Ohio
November 16, 2023

**HAMILTON COUNTY LAND REUTILIZATION CORPORATION
HAMILTON COUNTY**

**SCHEDULE OF FINDINGS
DECEMBER 31, 2022**

**FINDING RELATED TO THE FINANCIAL STATEMENTS
REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS**

FINDING NUMBER 2022-001

Significant Deficiency – Fraud Risk Assessment

Auditing standards from the American Institute of Public Accountants (AICPA) outlined in AU-C 240, Consideration of Fraud in a Financial Statement Audit, discuss the responsibility for the prevention and detection of fraud, which lies with the Corporation's management and those charged with governance. AU-C 240.04 further indicates, "It is important that management, with the oversight of those charged with governance, places a strong emphasis on fraud prevention, which may reduce opportunities for fraud to take place, and fraud deterrence, which could persuade individuals not to commit fraud because of the likelihood of detection and punishment. This involves a commitment to creating a culture of honesty and ethical behavior, which can be reinforced by active oversight by those charged with governance." Additionally, as communicated in the engagement letter, management and those charged with governance are not only responsible to design and implement programs and controls to prevent and detect fraud, but also to report to us fraud of which they are aware.

Due to insufficient Fraud Risk Assessment Questionnaire responses from six members of the Board of Directors and one member of management, and the lack of related assurances, an additional fraud risk exists at the Corporation. We identified the fraud risk of a lack of communication, implementation, support, or enforcement of the Corporation's values or ethical standards by management. Failure by officials to be knowledgeable regarding fraud risks and the system of internal control reduces the effectiveness of the control environment.

In order to mitigate the fraud risks identified above, the Corporation officials should draft, approve, implement, and monitor internal control policies which:

- Clearly communicate the Corporation's values and ethical standards, as well as any related disciplinary actions;
- Provide an understanding of the Corporation's programs, policies or controls so officials may actively engage in the Corporation's fraud risk assessment process.
- Encourage training attendance on governmental fraud risks and on internal control operations that help mitigate fraud risks.

Officials' Response

A presentation on fraud controls used by the Corporation was presented to board members on October 24, 2023. The presentation included controls over the following:

- Management's process of informing employees within 30 days of hire how to report potential fraud directly to the Ohio Auditor of State.
- Management's ethics policy within the employee manual, which covers conflict of interest and gift acceptance.
- Fraud controls used in bank transactions: check/ACH positive pay, dual authorization for electronic fund transfers, and multi-factor authentication login. Note, the Corporation does not accept cash as a form of payment, nor does it maintain a petty cash account.
- Investment of funds solely with STAR Ohio, available through the Ohio Treasurer's Office.

FINDING NUMBER 2022-001
(Continued)

- Fraud controls used in processing accounts payable: The Corporation implemented A/P automation in August 2022, to create a more efficient workflow and improve controls over invoice processing. The cloud-based software improved standardization of invoice processing, accuracy of coding, segregation of duties (all checks printed offsite by third party vendor), and visibility of invoices being processed.

Annually, board members sign their acknowledgment of reviewing and complying with the Corporation's Comprehensive Ethics Policy, which covers prohibited interests in Corporation contracts.

In regard to training, the CFO of the management company holds an active CPA license and is a member of the Ohio Government Finance Officers Association (GFOA). The CFO attends GFOA's annual three-day conference, which includes training on fraud risks, internal controls and ethics.

OHIO AUDITOR OF STATE KEITH FABER



HAMILTON COUNTY LAND REUTILIZATION CORPORATION

HAMILTON 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 11/30/2023

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