



OHIO AUDITOR OF STATE  
**KEITH FABER**



# OHIO AUDITOR OF STATE KEITH FABER



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## BASIC AUDIT REPORT

Shelby County Land Reutilization Corporation  
Shelby County  
129 East Court Street  
Sidney, Ohio 45365

We have completed certain procedures in accordance with Ohio Rev. Code Section 117.01(G) to the accounting records and related documents of the Shelby County Land Reutilization Corporation, Shelby County, (the Corporation) for the years ended December 31, 2023 and 2022.

Our procedures were designed solely to satisfy the audit requirements of Ohio Rev. Code Section 117.11(A). Because our procedures were not designed to opine on the Corporation's financial statements, we did not follow *generally accepted auditing standards*. We do not provide any assurance on the Corporation's financial statements, transactions or balances for the years ended December 31, 2023 and 2022.

The Corporation's management is responsible for preparing and maintaining its accounting records and related documents. Our responsibility under Ohio Rev. Code Section 117.11(A) is to examine, analyze and inspect these records and documents.

Based on the results of our procedures, we found the following significant compliance or accounting issues to report.

### Current Year Observations

1. **Ohio Rev. Code § 1724.05** requires the Corporation to prepare annual financial reports in accordance with generally accepted accounting principles (GAAP). We noted the Corporation filed the 2023 and 2022 annual financial reports on the regulatory cash basis of accounting. Failure to prepare and file the required reports could result in penalties and fees. The Corporation should review the requirements and implement procedures to report on the GAAP basis of accounting. This matter was also reported in the prior basic audit.
2. **Ohio Rev. Code § 121.22(G)** authorizes a public body to enter an executive session at a regular or special meeting and requires the minutes to reflect the allowable purpose for entering executive session. The Corporation did not document the purpose for entering executive session during the meetings held on March 15, 2022 and April 19, 2022. Failure to document the purpose of executive sessions can result in violation of the Ohio Sunshine Laws. The Corporation should verify the purpose for entering executive session is documented in the minute record.

### Current Status of Matter Reported in our Prior Engagement

In addition to the matter reported in item 1 above, our prior basic audit for the years ended December 31, 2021 and 2020 noted the Corporation did not provide an acknowledgement of receipt of the Public Records Policy from the records custodian/manager. The records custodian/manager acknowledged receipt of the public records policy for the years ended December 31, 2023 and 2022.

A handwritten signature in black ink that reads "Keith Faber". The signature is written in a cursive, flowing style.

Keith Faber  
Auditor of State  
Columbus, Ohio

September 5, 2024

# OHIO AUDITOR OF STATE KEITH FABER



**SHELBY COUNTY LAND REUTILIZATION CORPORATION**

**SHELBY 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 9/17/2024**

65 East State Street, Columbus, Ohio 43215  
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This report is a matter of public record and is available online at  
[www.ohioauditor.gov](http://www.ohioauditor.gov)