

**VILLAGE OF COMMERCIAL POINT
PICKAWAY COUNTY**

REGULAR AUDIT

FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022



GUEYE & ASSOCIATES, CPA, INC.

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OHIO AUDITOR OF STATE
KEITH FABER



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Members of Village Council
Village of Commercial Point
P. O. Box 56
10 West Scioto Street
Commercial Point, Ohio 43116

We have reviewed the *Independent Auditor's Report* of the Village of Commercial Point, Pickaway County, prepared by Gueye & Associates, CPA, for the audit period January 1, 2022 through December 31, 2023. 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 Village of Commercial Point 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

June 14, 2024

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**VILLAGE OF
COMMERCIAL POINT
PICKAWAY COUNTY**

DECEMBER 31, 2023 AND 2022

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INDEPENDENT AUDITOR'S REPORT

Village of Commercial Point
Pickaway County
10 West Scioto Street
Commercial Point, Ohio 43116

To the Village Council:

Report on the Audit of the Financial Statements

Unmodified and Adverse Opinions

We have audited the financial statements of the Village of Commercial Point, Pickaway County, Ohio (the Village), which comprises the cash balances, receipts and disbursements for each governmental and proprietary fund type and the fiduciary fund type combined total as of and for the years ended December 31, 2023, and December 31, 2022, and the related notes to the financial statements.

Unmodified Opinion on Regulatory Basis of Accounting

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the cash balances, receipts and disbursements for each governmental and proprietary fund type, and the fiduciary fund type combined total as of and for the years ended December 31, 2023 and December 31, 2022, and the related notes to the financial statements, in accordance with the financial reporting provisions which Ohio Revised Code Section 117.38 and Ohio Administrative Code Section 117-2-03(C) permit, described in Note 2.

Adverse Opinion on U.S. Generally Accepted Accounting Principles

In our opinion, because of the significance of the matter discussed in the *Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles* section of our report, the accompanying financial statements do not present fairly, in accordance with accounting principles generally accepted in the United States of America, the financial position of the Village, as of December 31, 2023, and December 31, 2022, or the changes in financial position, or where applicable, cash flows thereof for the years then ended.

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 Village, 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.

Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles

As described in Note 2 of the financial statements, the financial statements are prepared by Village on the basis of the financial reporting provisions of Ohio Revised Code Section 117.38 and Ohio Administrative Code Section 117-2-03(C), which is an accounting basis other than accounting principles generally accepted in the United States of America (GAAP), to satisfy these requirements. The effects on the financial statements of the variances between the regulatory basis of accounting described in Note 2 and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material and pervasive.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the financial reporting provisions Ohio Revised Code Section 117.38 and Ohio Administrative Code Section 117-2-03(C) permit. Management is also responsible 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 Village'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 the financial audit standards in the Comptroller General of the United States' *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.

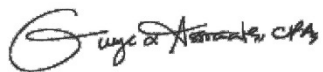
In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- 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 Village'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 Village'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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 31, 2024, on our consideration of the Village'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 Village'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 Village's internal control over financial reporting and compliance.



Columbus, Ohio
May 31, 2024

Village of Commercial Point
Pickaway County
Combined Statement of Receipts, Disbursements
and Changes in Fund Balances (Regulatory Cash Basis)
All Governmental Fund Types
For the Year Ended December 31, 2023

	General	Special Revenue	Totals (Memorandum Only)
Cash Receipts			
Property and Other Local Taxes	\$ 119,778	\$ -	\$ 119,778
Municipal Income Tax	1,479,409	-	1,479,409
Intergovernmental	68,966	159,942	228,908
Charges for Services	-	142,234	142,234
Fines, Licenses and Permits	93,952	63,573	157,525
Earnings on Investments	201,896	9,054	210,950
Miscellaneous	17,669	658,477	676,146
<i>Total Cash Receipts</i>	<u>1,981,670</u>	<u>1,033,280</u>	<u>3,014,950</u>
Cash Disbursements			
Current:			
Security of Persons and Property	726,074	3,005	729,079
Public Health Services	14,918	104,843	119,761
Leisure Time Activities	-	18,100	18,100
Community Environment	16,185	461,130	477,315
Transportation	226,935	29,521	256,456
General Government	359,337	-	359,337
<i>Total Cash Disbursements</i>	<u>1,343,449</u>	<u>616,599</u>	<u>1,960,048</u>
<i>Net Change in Fund Cash Balances</i>	638,221	416,681	1,054,902
<i>Fund Cash Balances, January 1</i>	<u>2,893,881</u>	<u>2,853,795</u>	<u>5,747,676</u>
<i>Fund Cash Balances, December 31</i>	<u>\$ 3,532,102</u>	<u>\$ 3,270,476</u>	<u>\$ 6,802,578</u>

See accompanying notes to the basic financial statements

Village of Commercial Point
Pickaway County
Combined Statement of Receipts, Disbursements
and Changes in Fund Balances (Regulatory Cash Basis)
All Proprietary Fund Types
For the Year Ended December 31, 2023

	<u>Proprietary Fund Type</u>
	<u>Enterprise</u>
Operating Cash Receipts	
Charges for Services	\$ 4,318,969
<i>Total Operating Cash Receipts</i>	<u>4,318,969</u>
Operating Cash Disbursements	
Personal Services	345,955
Employee Fringe Benefits	102,871
Contractual Services	720,428
Supplies and Materials	433,392
Other	1,684
<i>Total Operating Cash Disbursements</i>	<u>1,604,330</u>
<i>Operating Income (Loss)</i>	<u>2,714,639</u>
Non-Operating Receipts (Disbursements)	
Loans Issued	35,774
Capital Outlay	(3,346,269)
Principal Retirement	(365,831)
Interest and Other Fiscal Charges	(189,743)
<i>Total Non-Operating Receipts (Disbursements)</i>	<u>(3,866,069)</u>
<i>Net Change in Fund Cash Balances</i>	(1,151,430)
<i>Fund Cash Balances, January 1</i>	<u>8,586,524</u>
<i>Fund Cash Balances, December 31</i>	<u><u>\$ 7,435,094</u></u>

See accompanying notes to the basic financial statements

Village of Commercial Point
Pickaway County
**Combined Statement of Receipts, Disbursements
and Changes in Fund Balances (Regulatory Cash Basis)**
All Fiduciary Fund Types
For the Year Ended December 31, 2023

	Fiduciary Funds Type
	Custodial
Additions	
Fines, Licenses and Permits for Distribution	\$ 26,541
Other Amounts Collected for Distribution	3
<i>Total Additions</i>	26,544
Deductions	
Distributions to Other Governments	7,004
Distributions to Other Funds (Primary Gov't)	10,014
<i>Total Deductions</i>	17,018
<i>Net Change in Fund Balances</i>	9,526
<i>Fund Cash Balances, January 1</i>	1,272
<i>Fund Cash Balances, December 31</i>	\$ 10,798

See accompanying notes to the basic financial statements

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2023

Note 1 – Reporting Entity

The constitution and laws of the State of Ohio establish the rights and privileges of the Village of Commercial Point, Pickaway County, (the Village) as a body corporate and politic. A publicly elected six-member Council directs the Village. The Village provides the following services: water and sewer utilities, mayor's court, general government services, road and bridge maintenance, and police services. The Village receives fire protection services, which are provided by Scioto Township.

The Village participates in a public entity risk pool. The Ohio Plan Risk Management (OPRM) is a risk sharing pool available to Ohio small governments. Note 6 to the financial statements provides additional information for that entity.

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

Note 2 – Summary of Significant Accounting Policies

A. Basis of Presentation

The Village's financial statements consist of a combined statement of receipts, disbursements and changes in fund balances (regulatory cash basis) for all governmental fund types, and a combined statement of receipts, disbursements and changes in fund balances (regulatory cash basis) for all proprietary fund types and a combined statement of additions, deductions and changes in fund balances (regulatory cash basis) all fiduciary fund types which are all organized on a fund type basis.

B. Fund Accounting

The Village 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. The funds of the Village are presented below:

1. **General Fund** - The general fund accounts for and reports all financial resources not accounted for and reported in another fund. The general fund balance is available to the Village for any purpose provided it is expended or transferred according to the general laws of Ohio.
2. **Special Revenue Funds** - These funds account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects. The Village had the following significant Special Revenue Funds:

Street Construction, Maintenance and Repair Fund - This fund receives gasoline tax and motor vehicle tax monies for constructing, maintaining, and repairing Village streets.

Parks and Recreation Fund – This fund receives monies from each house or commercial building that is built in the Village. A fee of \$.35/square foot with a maximum of \$ 7,500 is paid for each building.

Housing Development Fund – This fund receives monies from developers for new developments within Commercial Point.

TIF District Chestnut Commons Fund – The fund receives proceeds from 30-year tax incremental funding agreements. This Village retains 100 percent for infrastructure improvements that will benefit the residents of this subdivision.

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2023

TIF District Petitt's Market – The fund receives proceeds from 30-year tax incremental funding agreements. This Village retains 100 percent for infrastructure improvements that will benefit the residents of this area.

TIF District K-Nova LLC – The fund receives proceeds from 30-year tax incremental funding agreements by way of service payments in lieu of tax payments. The agreement allows for the Village to be reimbursed for any administrative costs first before paying 85% of the remaining service payments for years 1-15 and 90% for years 16-30 to the developer for agreed upon infrastructure improvements. The remaining 15% in years 1- 15 and the remaining 10% in years 16-30 shall go to reimburse the Village of costs associated with Village infrastructure improvements. Once all reimbursements have been paid, the Village shall deposit the remaining service payments per ORC 5709.43(D).

TIF District Foxfire Homes – The fund receives proceeds from a 30-year tax incremental funding agreement by way of service payments in lieu of tax payments. The agreement allows for the Village to be reimbursed for any administrative costs before paying a total cost of Two Million Dollars (\$2,000,000.00) for infrastructure improvements to the developer.

TIF District Scioto Crossing - The fund receives proceeds from 30-year tax incremental funding agreements. This Village retains 100 percent for infrastructure improvements that will benefit the residents of this subdivision.

TIF District Walker Point - The fund receives proceeds from 30-year tax incremental funding agreements. This Village retains 100 percent for infrastructure improvements that will benefit the residents of this subdivision.

3. **Enterprise Funds** - These funds account for operations that are similar to private business enterprises, where management intends to recover the significant costs of providing certain goods or services through user charges:

Water Fund - The water fund accounts for the provision of water treatment and distribution to the residents and commercial users located within the Village.

Sewer Fund - The sewer fund accounts for the provision of sanitary sewer services to the residents and commercial users within the Village.

Garbage Fund - The garbage fund receives charges for services from residents to cover the costs of providing the utility.

4. **Fiduciary Funds** - Fiduciary funds include private purpose trust funds, investment trust funds, and custodial funds. Trust funds account for assets held under a trust agreement meeting certain criteria. The Village's only fiduciary fund is the following custodial fund:

Custodial funds are purely custodial in nature and are used to report fiduciary activity that is not required to be reported in a trust fund. The Village's custodial fund accounts for the activities of the Mayor's Court.

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2023

C. Basis of Accounting

These financial statements follow the accounting basis permitted by the financial reporting provisions of Ohio Revised Code Section 117.38 and Ohio Administrative Code Section 117-2-03 (C). This basis is similar to the cash receipts and disbursements accounting basis. The Board recognizes receipts when received in cash rather than when earned and recognizes disbursements when paid rather than when a liability is incurred. Budgetary presentations report budgetary expenditures when a commitment is made (i.e., when an encumbrance is approved).

These statements include adequate disclosure of material matters, as the financial reporting provisions of Ohio Revised Code Section 117.38 and Ohio Administrative Code Section 117-2-03 (C) permit.

D. Budgetary Process

The Ohio Revised Code requires that each fund (except certain custodial funds) be budgeted annually.

1. **Appropriations** - Budgetary expenditures (that is, disbursements and encumbrances) may not exceed appropriations at the object level of control, and appropriations may not exceed estimated resources. The Village Council must annually approve appropriation measures and subsequent amendments. Unencumbered appropriations lapse at year end.
2. **Estimated Resources** - Estimated resources include estimates of cash to be received (budgeted receipts) plus cash as of January 1. The County Budget Commission must approve estimated resources.
3. **Encumbrances** - The Ohio Revised Code requires the Village to reserve (encumber) appropriations when individual commitments are made. Encumbrances outstanding at year end are canceled and reappropriated in the subsequent year.

A summary of 2023 budgetary activity appears in Note 3.

E. Deposits and Investments

The Village's accounting basis includes investments as assets. This basis does not record disbursements for investment purchases or receipts for investment sales. This basis records gains or losses at the time of sale as receipts or disbursements, respectively.

Money market mutual funds are recorded at share values the mutual funds report. Investment in STAR Ohio is measured at the net asset value (NAV) per share provided by STAR Ohio. The NAV per share is calculated on an amortized cost basis that provides an NAV per share that approximates fair value.

F. Capital Assets

The Village records disbursements for acquisitions of property, plant, and equipment when paid. The accompanying financial statements do not report these items as assets.

G. Accumulated Leave

In certain circumstances, such as upon leaving employment, employees are entitled to cash payments for unused leave. The financial statements do not include a liability for unpaid leave.

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2023

H. Fund Balance

Fund balance is divided into five classifications based primarily on the extent to which the Village must observe constraints imposed upon the use of its governmental-fund resources. The classifications are as follows:

Nonspendable - The Village classifies assets as *nonspendable* when legally or contractually required to maintain the amounts intact. For regulatory purposes nonspendable fund balance includes unclaimed monies that are required to be held for five years before they may be utilized by the Village and the nonexpendable portion of the corpus in permanent funds.

Restricted - Fund balance is *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.

Committed - Council can *commit* amounts via formal action (resolution). The Village must adhere to these commitments unless the Council amends the resolution. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed to satisfy contractual requirements.

Assigned - Assigned fund balances are intended for specific purposes but do not meet the criteria to be classified as *restricted* or *committed*. For regulatory purposes, assigned fund balance in the general fund is limited to encumbrances outstanding at year end.

Unassigned - Unassigned fund balance is the residual classification for the general fund and includes amounts not included in the other classifications. In other governmental funds, the unassigned classification is used only to report a deficit balance.

The Village 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.

Note 3 – Budgetary Activity

Budgetary activity for the year ending December 31, 2023 follows:

2023 Budgeted vs. Actual Receipts			
Fund Type	Budgeted Receipts	Actual Receipts	Variance
General	\$1,092,282	\$1,981,670	\$889,388
Special Revenue	855,336	1,033,280	177,944
Enterprise	3,399,500	4,354,743	955,243
Total	\$5,347,118	\$7,369,693	\$2,022,575

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2023

2023 Budgeted vs. Actual Budgetary Basis Expenditures			
Fund Type	Appropriation Authority	Budgetary Expenditures	Variance
General	\$3,986,162	\$1,343,449	\$2,642,713
Special Revenue	3,708,175	616,599	3,091,576
Enterprise	11,986,024	5,506,173	6,479,851
Total	\$19,680,361	\$7,466,221	\$12,214,140

Note 4 – Deposits and Investments

To improve cash management, cash received by the Village is pooled. Monies for all funds are maintained in this pool. The Ohio Revised Code prescribes allowable deposits and investments. A summary of the Village's deposit and investment accounts are as follows:

	2023
Cash Management Pool:	
Demand deposits	\$10,964,197
Total deposits	10,964,197
Investments	
STAR Ohio	3,284,273
Total investments	3,284,273
Total carrying amount of deposits and investments held in the Pool	\$14,248,470

Deposits are insured by the Federal Deposit Insurance Corporation; or collateralized through 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.

Investments

Investments in STAR Ohio and mutual funds are not evidenced by securities that exist in physical or book-entry form.

Note 5 – Taxes

Property Taxes

Real property taxes become a lien on January 1 preceding the October 1 date for which the Council adopted tax rates. The State Board of Tax Equalization adjusts these rates for inflation. Property taxes are also reduced for applicable non-business, owner occupancy, and homestead exemption credits and/or homestead and rollback deductions. The financial statements include these credits and/or deduction amounts the State pays as Intergovernmental Receipts. Payments are due to the County by December 31. If the property owner elects to pay semiannually, the first half is due December 31. The second half payment is due the following June 20.

The County is responsible for assessing property and for billing, collecting, and distributing all property taxes on behalf of the Village.

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2023

Income Taxes

The Village levies a municipal income tax of $\frac{3}{4}$ percent on substantially all earned income arising from employment, residency, or business activities within the Village as well as certain income of residents earned outside of the Village.

Employers within the Village withhold income tax on employee compensation and remit the tax to the Village either monthly or quarterly, as required. Corporations and other individual taxpayers pay estimated taxes quarterly and file a declaration annually.

Note 6 – Risk Management

Commercial Insurance

The Village has obtained commercial insurance for the following risks:

- Comprehensive property and general liability;
- Vehicles; and
- Errors and omissions.

No significant changes in coverage from the prior year. Claims have not exceeded coverage in any of the past three years.

Risk Pool Membership

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

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

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

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

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

You can read the complete audited financial statements for OPRM at the Plan's website, www.ohioplan.org.

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2023

Note 7 – Defined Benefit Pension Plans

Ohio Public Employees Retirement System -

Ten (10) Village employees other than full time police participate in the Ohio Public Employees Retirement System (OPERS). OPERS is a cost-sharing, multiple-employer plan. The Ohio Revised Code prescribes this plan's benefits, which include postretirement health care and survivor and disability benefits.

The Ohio Revised Code also prescribes contribution rates. OPERS members contributed 10% percent of their gross salaries, and the Village contributed an amount equaling 14% percent of participants' gross salaries. The Village has paid all contributions required through December 31, 2023.

Ohio Police and Fire Retirement System

Nine (9) Village's full-time Police Officers participate in the Ohio Police and Fire Pension Fund (OP&F). OP&F is a cost-sharing, multiple-employer plan. The Ohio Revised Code prescribes this plan's benefits, which include postretirement health care and survivor and disability benefits.

The Ohio Revised Code also prescribes contribution rates. OP&F participants contributed 12.25% percent of their wages. The Village contributed to OP&F an amount equal to 19.5% percent of full-time police members' wages. The Village has paid all contributions required through December 31, 2023.

Social Security

Seven (7) Village employees contributed to Social Security. This plan provides retirement benefits, including survivor and disability benefits to participants.

Employees contributed 6.2 percent of their gross salaries. The Village contributed an amount equal to 6.2 percent of participants' gross salaries. The Village has paid all contributions required through December 31, 2023.

Note 8 – Postemployment Benefits

Both OPERS and OP&F offer cost-sharing, multiple-employer defined benefit postemployment plans. OPERS offers a health reimbursement arrangement (HRA) allowance to benefit recipients meeting certain age and service credit requirements. The HRA is an account funded by OPERS that provides tax-free reimbursement for qualified medical expenses such as monthly post-tax insurance premiums, deductibles, co-insurance, and co-pays incurred by eligible benefit recipients and their dependents. OP&F uses a stipend-based health care model. A stipend funded by OP&F is placed in individual Health Reimbursement Accounts that retirees use to be reimbursed for health care expenses. For calendar year 2023, the portion of OPERS employer contributions allocated to health care was 0 percent for members in the traditional pension plan and 2 percent for members in the combined plan. For 2023, the portion of employer contributions OPERS allocated to health care for members in the member-directed plan was 4.0 percent; however, a portion of the health care rate was funded with reserves. OP&F contributes 0.5 percent to fund these benefits.

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2023

Note 9 – Debt

Debt outstanding at December 31, 2023, was as follows:

	Principal	Interest Rate
Vinton County Bank Digester Sewer Bond	\$2,656,340	3.65%
Ohio Water Development Authority Loan 8820	\$4,379,554	1.93%
Ohio Water Development Authority Loan 10149	35,774	3.48%
Total	\$7,071,668	

The Ohio Water Development Authority (OWDA) loan #8820 relates to a new water plant expansion project. The Village borrowed \$ 4,674,618 in loans from OWDA for this project. Water receipts collateralize the loan. As of 12/31/2023, the expansion project was complete and payment has started with semi-annual payments of \$102,995, including interest over the next 30 years.

The Ohio Water Development Authority (OWDA) loan #10149 relates to a new wastewater treatment plant project. The Village borrowed \$ 10,003,065 in loans from OWDA for this project at 3.84% interest rate. Water receipts collateralize the loan. As of 12/31/2023, the expansion project was not yet complete. The Village’s actual balances including capitalized interest was \$35,774 as of December 31, 2023. As of 12/31/2023, the project was not yet completed, and no amortization schedule is available.

The Village borrowed \$ 4,000,000 from the Vinton County National Bank for a new digester at the Wastewater Treatment Plant. The Village will repay this loan in semiannual installments of \$ 174,344 including interest, over the next 15 years. Sewer receipts collateralize the loan.

Amortization

Amortization of the above debt, including interest, is scheduled as follows:

Year Ending December 31	Vinton County Bank Digester Sewer Bond	Ohio Water Development Authority
2024	\$ 348,688	\$ 205,990
2025	348,688	205,990
2026	348,688	205,990
2027	348,688	205,990
2028	348,688	205,990
2029-2033	1,394,752	1,029,950
2034-2038	-	1,029,950
2039-2043	-	1,029,950
2044-2048	-	1,029,950
2049-2053	-	617,969
Total	\$ 3,138,192	\$ 5,767,719

Note 10 – Construction and Contractual Commitments

The Village is in the process of constructing a new wastewater treatment plant. The construction commitment for this project is estimated at \$9,965,000. The construction is due to start in 2024. At December 31, 2023, the balance of the contractual commitment was \$9,965,000.

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2023

Note 11 – Contingent Liabilities

The Village was involved in two significant legal proceedings related to the discharge of a former employee. The cases were filed in both the U.S. District Court for the Southern District of Ohio and the Pickaway County, Ohio courts. Both matters have been settled with the terms of the settlement requiring the Village to make a payment of \$100,000 and the Village's insurer to make a payment of \$62,500, both due on and before March 29, 2024. The cases were defended by insurance counsel and were dismissed in February 2024.

Note 12 – Jointly Governed Organizations

The Village is part of a Joint Economic Development District, JEDD, formed February 1, 2014 that includes Scioto Township, Grove City, State of Ohio property and the Village. The Village has no voting authority. The Village receives a quarterly payment in the amount of 2% of the money collected from the JEDD.

Note 13 – 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 ended in April 2023. The Village will continue to spend available COVID-19 funding consistent with the applicable program guidelines.

Village of Commercial Point
Pickaway County
Combined Statement of Receipts, Disbursements
and Changes in Fund Balances (Regulatory Cash Basis)
All Governmental Fund Types
For the Year Ended December 31, 2022

	General	Special Revenue	Totals (Memorandum Only)
Cash Receipts			
Property and Other Local Taxes	\$ 111,234	\$ -	\$ 111,234
Municipal Income Tax	1,165,784	-	1,165,784
Intergovernmental	76,727	303,548	380,275
Charges for Services	-	646,125	646,125
Fines, Licenses and Permits	155,109	114,532	269,641
Earnings on Investments	50,506	2,218	52,724
Miscellaneous	30,889	376,146	407,035
<i>Total Cash Receipts</i>	<u>1,590,249</u>	<u>1,442,569</u>	<u>3,032,818</u>
Cash Disbursements			
Current:			
Security of Persons and Property	577,521	-	577,521
Public Health Services	14,968	-	14,968
Leisure Time Activities	-	35,012	35,012
Community Environment	13,655	322,294	335,949
Transportation	166,393	31,940	198,333
General Government	400,015	18,603	418,618
<i>Total Cash Disbursements</i>	<u>1,172,552</u>	<u>407,849</u>	<u>1,580,401</u>
<i>Net Change in Fund Cash Balances</i>	417,697	1,034,720	1,452,417
<i>Fund Cash Balances, January 1</i>	<u>2,476,184</u>	<u>1,819,075</u>	<u>4,295,259</u>
<i>Fund Cash Balances, December 31</i>	<u><u>\$ 2,893,881</u></u>	<u><u>\$ 2,853,795</u></u>	<u><u>\$ 5,747,676</u></u>

See accompanying notes to the basic financial statements

Village of Commercial Point
Pickaway County
Combined Statement of Receipts, Disbursements
and Changes in Fund Balances (Regulatory Cash Basis)
All Proprietary Fund Types
For the Year Ended December 31, 2022

	Proprietary Funds Type
	Enterprise
Operating Cash Receipts	
Charges for Services	\$ 5,140,007
<i>Total Operating Cash Receipts</i>	5,140,007
Operating Cash Disbursements	
Personal Services	311,403
Employee Fringe Benefits	84,455
Contractual Services	720,751
Supplies and Materials	389,409
Other	246
<i>Total Operating Cash Disbursements</i>	1,506,264
<i>Operating Income (Loss)</i>	3,633,743
Non-Operating Receipts (Disbursements)	
Miscellaneous Receipts	1,728
Capital Outlay	(1,022,469)
Principal Retirement	(354,079)
Interest and Other Fiscal Charges	(200,597)
<i>Total Non-Operating Receipts (Disbursements)</i>	(1,575,417)
<i>Net Change in Fund Cash Balances</i>	2,058,326
<i>Fund Cash Balances, January 1</i>	6,528,198
<i>Fund Cash Balances, December 31</i>	\$ 8,586,524

See accompanying notes to the basic financial statements

Village of Commercial Point
Pickway County
Combined Statement of Receipts, Disbursements
and Changes in Fund Balances (Regulatory Cash Basis)
All Fiduciary Fund Types
For the Year Ended December 31, 2022

	Fiduciary Funds Type
	Custodial
Additions	
Fines, Licenses and Permits for Distribution	\$ 25,420
Other Amounts Collected for Distribution	3
<i>Total Additions</i>	25,423
Deductions	
Distributions to Other Governments	7,537
Distributions to Other Funds (Primary Gov't)	25,894
<i>Total Deductions</i>	33,431
<i>Net Change in Fund Balances</i>	(8,008)
<i>Fund Cash Balances, January 1</i>	9,280
<i>Fund Cash Balances, December 31</i>	\$ 1,272

See accompanying notes to the basic financial statements

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2022

Note 1 – Reporting Entity

The constitution and laws of the State of Ohio establish the rights and privileges of the Village of Commercial Point, Pickaway County, (the Village) as a body corporate and politic. A publicly elected six-member Council directs the Village. The Village provides the following services: water and sewer utilities, mayor's court, general government services, road and bridge maintenance, and police services. The Village receives fire protection services, which are provided by Scioto Township.

The Village participates in a public entity risk pool. The Ohio Plan Risk Management (OPRM) is a risk sharing pool available to Ohio small governments. Note 6 to the financial statements provides additional information for that entity.

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

Note 2 – Summary of Significant Accounting Policies

A. Basis of Presentation

The Village's financial statements consist of a combined statement of receipts, disbursements and changes in fund balances (regulatory cash basis) for all governmental fund types, and a combined statement of receipts, disbursements and changes in fund balances (regulatory cash basis) for all proprietary fund types and a combined statement of additions, deductions and changes in fund balances (regulatory cash basis) all fiduciary fund types which are all organized on a fund type basis.

B. Fund Accounting

The Village 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. The funds of the Village are presented below:

1. **General Fund** - The general fund accounts for and reports all financial resources not accounted for and reported in another fund. The general fund balance is available to the Village for any purpose provided it is expended or transferred according to the general laws of Ohio.
2. **Special Revenue Funds** - These funds account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects. The Village had the following significant Special Revenue Funds:

Street Construction, Maintenance and Repair Fund - This fund receives gasoline tax and motor vehicle tax monies for constructing, maintaining, and repairing Village streets.

Parks and Recreation Fund – This fund receives monies from each house or commercial building that is built in the Village. A fee of \$.35/square foot with a maximum of \$ 7,500 is paid for each building.

Housing Development Fund – This fund receives monies from developers for new developments within Commercial Point.

TIF District Chestnut Commons Fund – The fund receives proceeds from 30-year tax incremental funding agreements. This Village retains 100 percent for infrastructure improvements that will benefit the residents of this subdivision.

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2022

TIF District Pettitt's Market – The fund receives proceeds from 30-year tax incremental funding agreements. This Village retains 100 percent for infrastructure improvements that will benefit the residents of this area.

TIF District K-Nova LLC – The fund receives proceeds from 30-year tax incremental funding agreements by way of service payments in lieu of tax payments. The agreement allows for the Village to be reimbursed for any administrative costs first before paying 85% of the remaining service payments for years 1-15 and 90% for years 16-30 to the developer for agreed upon infrastructure improvements. The remaining 15% in years 1- 15 and the remaining 10% in years 16-30 shall go to reimburse the Village of costs associated with Village infrastructure improvements. Once all reimbursements have been paid, the Village shall deposit the remaining service payments per ORC 5709.43(D).

TIF District Foxfire Homes – The fund receives proceeds from a 30-year tax incremental funding agreement by way of service payments in lieu of tax payments. The agreement allows for the Village to be reimbursed for any administrative costs before paying a total cost of Two Million Dollars (\$2,000,000.00) for infrastructure improvements to the developer.

TIF District Scioto Crossing - The fund receives proceeds from 30-year tax incremental funding agreements. This Village retains 100 percent for infrastructure improvements that will benefit the residents of this subdivision.

TIF District Walker Point - The fund receives proceeds from 30-year tax incremental funding agreements. This Village retains 100 percent for infrastructure improvements that will benefit the residents of this subdivision.

3. **Enterprise Funds** - These funds account for operations that are similar to private business enterprises, where management intends to recover the significant costs of providing certain goods or services through user charges:

Water Fund - The water fund accounts for the provision of water treatment and distribution to the residents and commercial users located within the Village.

Sewer Fund - The sewer fund accounts for the provision of sanitary sewer services to the residents and commercial users within the Village.

Garbage Fund - The garbage fund receives charges for services from residents to cover the costs of providing the utility.

4. **Fiduciary Funds** - Fiduciary funds include private purpose trust funds, investment trust funds, and custodial funds. Trust funds account for assets held under a trust agreement meeting certain criteria. The Village's only fiduciary fund is the following custodial fund:

Custodial funds are purely custodial in nature and are used to report fiduciary activity that is not required to be reported in a trust fund. The Village's custodial fund accounts for the activities of the Mayor's Court.

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2022

C. Basis of Accounting

These financial statements follow the accounting basis permitted by the financial reporting provisions of Ohio Revised Code Section 117.38 and Ohio Administrative Code Section 117-2-03 (C). This basis is similar to the cash receipts and disbursements accounting basis. The Board recognizes receipts when received in cash rather than when earned and recognizes disbursements when paid rather than when a liability is incurred. Budgetary presentations report budgetary expenditures when a commitment is made (i.e., when an encumbrance is approved).

These statements include adequate disclosure of material matters, as the financial reporting provisions of Ohio Revised Code Section 117.38 and Ohio Administrative Code Section 117-2-03 (C) permit.

D. Budgetary Process

The Ohio Revised Code requires that each fund (except certain custodial funds) be budgeted annually.

1. **Appropriations** - Budgetary expenditures (that is, disbursements and encumbrances) may not exceed appropriations at the object level of control, and appropriations may not exceed estimated resources. The Village Council must annually approve appropriation measures and subsequent amendments. Unencumbered appropriations lapse at year end.
2. **Estimated Resources** - Estimated resources include estimates of cash to be received (budgeted receipts) plus cash as of January 1. The County Budget Commission must approve estimated resources.
3. **Encumbrances** - The Ohio Revised Code requires the Village to reserve (encumber) appropriations when individual commitments are made. Encumbrances outstanding at year end are canceled and reappropriated in the subsequent year.

A summary of 2022 budgetary activity appears in Note 3.

E. Deposits and Investments

The Village's accounting basis includes investments as assets. This basis does not record disbursements for investment purchases or receipts for investment sales. This basis records gains or losses at the time of sale as receipts or disbursements, respectively.

Money market mutual funds are recorded at share values the mutual funds report. Investment in STAR Ohio is measured at the net asset value (NAV) per share provided by STAR Ohio. The NAV per share is calculated on an amortized cost basis that provides an NAV per share that approximates fair value.

F. Capital Assets

The Village records disbursements for acquisitions of property, plant, and equipment when paid. The accompanying financial statements do not report these items as assets.

G. Accumulated Leave

In certain circumstances, such as upon leaving employment, employees are entitled to cash payments for unused leave. The financial statements do not include a liability for unpaid leave.

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2022

H. Fund Balance

Fund balance is divided into five classifications based primarily on the extent to which the Village must observe constraints imposed upon the use of its governmental-fund resources. The classifications are as follows:

Nonspendable - The Village classifies assets as *nonspendable* when legally or contractually required to maintain the amounts intact. For regulatory purposes nonspendable fund balance includes unclaimed monies that are required to be held for five years before they may be utilized by the Village and the nonexpendable portion of the corpus in permanent funds.

Restricted - Fund balance is *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.

Committed - Council can *commit* amounts via formal action (resolution). The Village must adhere to these commitments unless the Council amends the resolution. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed to satisfy contractual requirements.

Assigned - Assigned fund balances are intended for specific purposes but do not meet the criteria to be classified as *restricted* or *committed*. For regulatory purposes, assigned fund balance in the general fund is limited to encumbrances outstanding at year end.

Unassigned - Unassigned fund balance is the residual classification for the general fund and includes amounts not included in the other classifications. In other governmental funds, the unassigned classification is used only to report a deficit balance.

The Village 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.

Note 3 – Budgetary Activity

Budgetary activity for the year ending December 31, 2022 follows:

2022 Budgeted vs. Actual Receipts			
Fund Type	Budgeted Receipts	Actual Receipts	Variance
General	\$1,044,448	\$1,590,247	\$545,799
Special Revenue	489,384	1,442,569	953,185
Enterprise	2,440,997	5,141,731	2,700,734
Total	\$3,974,829	\$8,174,547	\$4,199,718

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2022

2022 Budgeted vs. Actual Budgetary Basis Expenditures			
Fund Type	Appropriation Authority	Budgetary Expenditures	Variance
General	\$3,520,632	\$1,172,552	\$2,348,080
Special Revenue	2,307,520	407,849	1,899,671
Enterprise	8,969,195	3,083,409	5,885,786
Total	\$14,797,347	\$4,663,810	\$10,133,537

Note 4 – Deposits and Investments

To improve cash management, cash received by the Village is pooled. Monies for all funds are maintained in this pool. The Ohio Revised Code prescribes allowable deposits and investments. A summary of the Village's deposit and investment accounts are as follows:

	2022
Cash Management Pool:	
Demand deposits	\$11,051,199
Total deposits	11,051,199
Investments	
STAR Ohio	3,284,273
Total investments	3,284,273
Total carrying amount of deposits and investments held in the Pool	\$14,335,472

Deposits are insured by the Federal Deposit Insurance Corporation; or collateralized through 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.

Investments

Investments in STAR Ohio and mutual funds are not evidenced by securities that exist in physical or book-entry form.

Note 5 – Taxes

Property Taxes

Real property taxes become a lien on January 1 preceding the October 1 date for which the Council adopted tax rates. The State Board of Tax Equalization adjusts these rates for inflation. Property taxes are also reduced for applicable non-business, owner occupancy, and homestead exemption credits and/or homestead and rollback deductions. The financial statements include these credits and/or deduction amounts the State pays as Intergovernmental Receipts. Payments are due to the County by December 31. If the property owner elects to pay semiannually, the first half is due December 31. The second half payment is due the following June 20.

The County is responsible for assessing property and for billing, collecting, and distributing all property taxes on behalf of the Village.

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2022

Local Income Taxes

The Village levies a municipal income tax of $\frac{3}{4}$ percent on substantially all earned income arising from employment, residency, or business activities within the Village as well as certain income of residents earned outside of the Village.

Employers within the Village withhold income tax on employee compensation and remit the tax to the Village either monthly or quarterly, as required. Corporations and other individual taxpayers pay estimated taxes quarterly and file a declaration annually.

Note 6 – Risk Management

Commercial Insurance

The Village has obtained commercial insurance for the following risks:

- Comprehensive property and general liability;
- Vehicles; and
- Errors and omissions.

No significant changes in coverage from the prior year. Claims have not exceeded coverage in any of the past three years.

Risk Pool Membership

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

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

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

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

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

You can read the complete audited financial statements for OPRM at the Plan's website, www.ohioplan.org.

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2022

Note 7 – Defined Benefit Pension Plans

Ohio Public Employees Retirement System -

Ten (10) Village employees other than full time police participate in the Ohio Public Employees Retirement System (OPERS). OPERS is a cost-sharing, multiple-employer plan. The Ohio Revised Code prescribes this plan's benefits, which include postretirement health care and survivor and disability benefits.

The Ohio Revised Code also prescribes contribution rates. OPERS members contributed 10% percent of their gross salaries, and the Village contributed an amount equaling 14% percent of participants' gross salaries. The Village has paid all contributions required through December 31, 2022.

Ohio Police and Fire Retirement System

Eleven (11) Village's full-time Police Officers participate in the Ohio Police and Fire Pension Fund (OP&F). OP&F is a cost-sharing, multiple-employer plan. The Ohio Revised Code prescribes this plan's benefits, which include postretirement health care and survivor and disability benefits.

The Ohio Revised Code also prescribes contribution rates. OP&F participants contributed 12.25% percent of their wages. The Village contributed to OP&F an amount equal to 19.5% percent of full-time police members' wages. The Village has paid all contributions required through December 31, 2022.

Social Security

Seven (7) Village employees contributed to Social Security. This plan provides retirement benefits, including survivor and disability benefits to participants.

Employees contributed 6.2 percent of their gross salaries. The Village contributed an amount equal to 6.2 percent of participants' gross salaries. The Village has paid all contributions required through December 31, 2022.

Note 8 – Postemployment Benefits

Both OPERS and OP&F offer cost-sharing, multiple-employer defined benefit postemployment plans. OPERS offers a health reimbursement arrangement (HRA) allowance to benefit recipients meeting certain age and service credit requirements. The HRA is an account funded by OPERS that provides tax-free reimbursement for qualified medical expenses such as monthly post-tax insurance premiums, deductibles, co-insurance, and co-pays incurred by eligible benefit recipients and their dependents. OP&F uses a stipend-based health care model. A stipend funded by OP&F is placed in individual Health Reimbursement Accounts that retirees use to be reimbursed for health care expenses. For calendar year 2022, the portion of OPERS employer contributions allocated to health care was 0 percent for members in the traditional pension plan and 2 percent for members in the combined plan. For 2022, the portion of employer contributions OPERS allocated to health care for members in the member-directed plan was 4.0 percent; however, a portion of the health care rate was funded with reserves. OP&F contributes 0.5 percent to fund these benefits.

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2022

Note 9 – Debt

Debt outstanding at December 31, 2022, was as follows:

	Principal	Interest Rate
Vinton County Bank Digester Sewer Bond	\$2,902,443	3.65%
Ohio Water Development Authority Loan	\$4,499,282	1.93%
Total	\$7,401,725	

The Ohio Water Development Authority (OWDA) loan relates to a new water plant expansion project. The Village borrowed \$ 4,674,618 in loans from OWDA for this project. Water receipts collateralize the loan. As of 12/31/2022, the expansion project was complete and payment has started with semi-annual payments of \$102,995, including interest over the next 30 years.

The Village borrowed \$ 4,000,000 from the Vinton County National Bank for a new digester at the Wastewater Treatment Plant. The Village will repay this loan in semiannual installments of \$ 174,344 including interest, over the next 15 years. Sewer receipts collateralize the loan.

Amortization

Amortization of the above debt, including interest, is scheduled as follows:

Year Ending December 31	Vinton County Bank Digester Sewer Bond	Ohio Water Development Authority
2023	\$ 348,688	\$ 205,990
2024	348,688	205,990
2025	348,688	205,990
2026	348,688	205,990
2027	348,688	205,990
2028-2032	1,743,438	1,029,950
2033-2037	-	1,029,950
2038-2042	-	1,029,950
2023-2047	-	1,029,950
2048-2052	-	823,959
Total	\$ 3,486,876	\$ 5,973,709

Note 10 – Correction of Prior Year Debt Balance

In the previous year, the Village debt balances for the Vinton County National Bank loan were overstated due to a mismatch between the amortization schedule and the bank's actual confirmed balances. The following corrects the previous loan balances.

Loan Description	Balance as of 12/31/2021	Debit	Credit	Restated Balance as of 12/31/2021
Vinton County Bank Digester Sewer Bond	\$ 3,363,593	\$ 224,522		\$3,139,071
Ohio Water Development Authority Loan	4,616,733	-	-	4,616,733
Total	\$ 7,980,326	\$ 224,522		\$7,755,804

Village of Commercial Point, Ohio
Pickaway County
Notes to the Financial Statements
For the Year Ended December 31, 2022

Note 11 – Contingent Liabilities

The Village is defendant in several lawsuits. Although management cannot presently determine the outcome of these suits, management believes that the resolution of these matters will not materially adversely affect the Village's financial condition.

Note 12 – Jointly Governed Organizations

The Village is part of a Joint Economic Development District, JEDD, formed February 1, 2014, that includes Scioto Township, Grove City, State of Ohio property and the Village. The Village has no voting authority. The Village receives a quarterly payment in the amount of 2% of the money collected from the JEDD.

Note 13 – 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 ended in April 2022. The Village will continue to spend available COVID-19 funding consistent with the applicable program guidelines.



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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*

Village of Commercial Point
Pickaway County
10 West Scioto Street
Commercial Point, Ohio 43116

To the Village Council:

We have audited, in accordance with 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 cash balances, receipts, and disbursements for each governmental fund type, the proprietary fund type, and the fiduciary fund type combined total as of and for the years ended December 31, 2023 and 2022 and the related notes to the financial statements of the Village of Commercial Point, Pickaway County (the Village) and have issued our report thereon dated May 31, 2024, wherein we noted the Village followed financial reporting provisions Ohio Rev. Code § 117.38 and Ohio Admin. Code 117-2-03(C) permit.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Village's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purposes of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, we do not express an opinion on the effectiveness of the Village'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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying schedule of findings as items No. 2023-001 and 2023-002 that we consider to be material weaknesses.

Report on Compliance and Other Matters

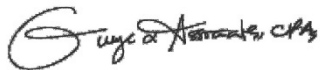
As part of obtaining reasonable assurance about whether the Village's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material 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 one instance of noncompliance or other matters that is required to be reported under *Government Auditing Standards*, which is described in the accompanying schedule of findings as Item No. 2023-003.

Village's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Village's responses to the findings identified in our audit and described in the accompanying schedule of findings. The Village's responses were not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

Purpose of this Report

This 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 Village'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 Village's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Columbus, Ohio
May 31, 2024

**VILLAGE OF COMMERCIAL POINT
PICKAWAY COUNTY**

**SCHEDULE OF FINDINGS
DECEMBER 31, 2023 AND 2022**

FINDINGS RELATED TO THE FINANCIAL STATEMENTS REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS
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FINDING NUMBER 2023-001

Material Weakness – Financial Reporting

In our audit engagement letter, as required by AU-C Section 210, management acknowledged its responsibility for the preparation and fair presentation of their financial statements; this responsibility includes designing, implementing and maintaining internal control relevant to preparing and fairly presenting financial statements free from material misstatement, whether due to fraud or error as discussed in AU-C Section 210 paragraphs. A14 & A16.

All local public offices should maintain an accounting system and accounting records sufficient to enable the public office to identify, assemble, analyze, classify, record and report its transactions, maintain accountability for the related assets, document compliance with finance-related legal and contractual requirements and prepare financial statements.

The Ohio Village Handbook provides suggested account classifications. These accounts classify receipts by fund and source (taxes or charges for services, for example) and classify disbursements by fund, program (general government, for example) or object (personal services, for example). Using these classifications will provide the Village with information required to monitor compliance with the budget and prepare annual reports in the format required by the Auditor of State.

The Village did not properly post all receipts and expenditures. Amounts were not always posted to the correct fund and/or line item. The following errors were noted:

We noted the following in 2022:

- Principal payments of \$12,941 related to the Vinton County National Bank loan were incorrectly posted as interest payments in the Sewer Operating fund.
- Interest payments of \$43,987 related to the OWDA loan were incorrectly posted as principal payments in the Sewer Operating fund.
- Contractor payments of \$18,464 were incorrectly recorded as interest payments in the Foxfire TIF Special Revenue fund.
- A total of \$25,200 in utility charges for services were incorrectly recorded as other financing sources in the Sewer Operating fund.

We noted the following in 2023:

- Proceeds from OWDA notes issuance in the amount of \$35,774, and its corresponding expenditures were not recorded in the Water Operating fund.
- Principal payments of \$5,405 to the Vinton County National Bank loan were incorrectly reported as interest payments.
- Contractual payments of \$37,282 from the Foxfire TIF Special Revenue fund were incorrectly recorded as interest payments.
- A total of \$25,200 in utility charges for services were incorrectly recorded as other financing sources in the Sewer Operating fund.

Audit adjustments and reclassifications, which were agreed by management, are reflected in the financial statements and in the accounting, records correcting the misstatement.

**VILLAGE OF COMMERCIAL POINT
PICKAWAY COUNTY**

**SCHEDULE OF FINDINGS
DECEMBER 31, 2023 AND 2022
(Continued)**

FINDINGS RELATED TO THE FINANCIAL STATEMENTS REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS (Continued)
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**FINDING NUMBER 2023-001
(Continued)**

Material Weakness – Financial Reporting (Continued)

The lack of controls over the posting of financial transactions decreases the reliability of financial data at year-end and can result in undetected errors and irregularities. The Village should implement controls to help ensure all transactions are reviewed to help ensure posting to the proper funds.

Officials' Response:

I have a better understanding of reporting the revenues and expenditures for the proceeds we receive from OWDA. I will work harder to make sure I am posting them correctly. I will work with the Vinton County National Bank to get an updated amortization schedule so that I am able to post the amounts correctly. I will verify the interest and principal amounts before posting payments to our OWDA loan. I understand that I need to make changes in our appropriation account numbers for our TIF dollars expenditures. I have made the revenue account changes to our Sewer fund to reflect where the funds should be allocated to.

FINDING NUMBER 2023-002

Material Weakness: Mayor's Court Activities Not recorded in accounting system

In our audit engagement letter, as required by AU-C Section 210, management acknowledged its responsibility for the preparation and fair presentation of their financial statements; this responsibility includes designing, implementing and maintaining internal control relevant to preparing and fairly presenting financial statements free from material misstatement, whether due to fraud or error as discussed in AU-C Section 210 paragraphs. A14 & .A16.

All local public offices should maintain an accounting system and accounting records sufficient to enable the public office to identify, assemble, analyze, classify, record and report its transactions, maintain accountability for the related assets, document compliance with finance-related legal and contractual requirements and prepare financial statements.

The Ohio Village Handbook provides suggested account classifications. These accounts classify receipts by fund and source (taxes or charges for services, for example) and classify disbursements by fund, program (general government, for example) or object (personal services, for example). Using these classifications will provide the Village with information required to monitor compliance with the budget, and prepare annual reports in the format required by the Auditor of State.

Even though the Village reported the Mayor's Court operations in its Hinkle Report from activities in the Mayor's Court cashbook, it did not include the Mayor's Court activities in its accounting system.

Not properly reporting financial activity could result in material misstatements occurring and remaining undetected and increases the risk that management would not be provided an accurate picture of the Village's financial position and operations.

The Fiscal Officer should refer to the Ohio Village Handbook, and AOS Bulletin 2000-08 for proper receipt, expenditure, fund balance classifications, and on-behalf receipts and expenditures, and take additional care in posting transactions to the Village ledgers in order to ensure the Village's year-end financial statements reflect the appropriate sources and uses of the Village's financial resources.

VILLAGE OF COMMERCIAL POINT
PICKAWAY COUNTY

SCHEDULE OF FINDINGS
DECEMBER 31, 2023 AND 2022
(Continued)

FINDINGS RELATED TO THE FINANCIAL STATEMENTS
REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS (Continued)

FINDING NUMBER 2023-002 (Continued)

Material Weakness: Mayor's Court Activities Not recorded in accounting system (Continued)

Officials' Response:

Since I have been depositing the funds from the Mayor's Court account into the General Fund quarterly, I feel the process of entering them again under the agency fund would be a double entry and my funds would never balance. I have spoken with the Auditor of State's Local Government Services on numerous occasions regarding this and they feel the same way. Since the funds are reported in the Hinkle report, I feel we are doing our part. The Village portion of the funds are included in the General Fund balance that is reported in the accounting system.

FINDING NUMBER 2023-003

Non-Compliance: Mayor's Court Disposition of Fines and Other Monies

The Ohio Revised Code Section 733.40 states: Except as otherwise provided in section 4511.193 of the Revised Code, all fines, forfeitures, and costs in ordinance cases and all fees that are collected by the mayor, that in any manner come into the mayor's hands, or that are due the mayor or a marshal, chief of police, or other officer of the municipal corporation, any other fees and expenses that have been advanced out of the treasury of the municipal corporation, and all money received by the mayor for the use of the municipal corporation shall be paid by the mayor into the treasury of the municipal corporation on the first Monday of each month. At the first regular meeting of the legislative authority each month, the mayor shall submit a full statement of all money received, from whom and for what purposes it was received, and when paid into the treasury. Except as otherwise provided by section 307.515 or 4511.19 of the Revised Code, all fines, and forfeitures collected by the mayor in state cases, together with all fees and expenses collected that have been advanced out of the county treasury, shall be paid by the mayor to the county treasury on the first business day of each month. Except as otherwise provided by section 307.515 or 4511.19 of the Revised Code, the mayor shall pay all court costs and fees collected by the mayor in state cases into the municipal treasury on the first business day of each month. All local public offices should maintain an accounting system and accounting records sufficient to enable the public office to identify, assemble, analyze, classify, record and report its transactions, maintain accountability for the related assets, document compliance with finance-related legal and contractual requirements and prepare financial statements.

The Mayor's Court did not always pay all fines, forfeitures, and costs in ordinance cases and all fees that are collected by the mayor, into the treasury of the municipal corporation on the first Monday of each month.

This resulted in balances being carried over each month, which did not comply with the Ohio Revised Code Section 733.40.

The Mayor's Court should ensure that all fines, and other monies collected for the Village are paid to the Village's treasury on the first Monday of each month.

Officials' Response:

I was unaware that I was to be depositing the Mayor's Court funds into the General Fund on the first Monday of every month. I will correct this immediately and do my best to make sure this happens.

**VILLAGE OF COMMERCIAL POINT
PICKAWAY COUNTY**

**SCHEDULE OF PRIOR AUDIT FINDINGS
YEARS ENDED DECEMBER 31, 2023 AND 2022**

Finding Number	Finding Summary	Status	Additional Information
2021-001	Material Weakness: Material Reclassifications	Not Corrected	Reissued as Finding # 2023-001
2021-002	Mayor's Court Activities Not recorded in accounting system	Partially Corrected	Reissued as Finding # 2023-002

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OHIO AUDITOR OF STATE KEITH FABER



VILLAGE OF COMMERCIAL POINT

PICKAWAY COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

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



Certified for Release 6/27/2024

65 East State Street, Columbus, Ohio 43215
Phone: 614-466-4514 or 800-282-0370

This report is a matter of public record and is available online at
www.ohioauditor.gov