

Science and Technology
Campus Corporation
Audited Financial Statements

As of and for the Years Ended
June 30, 2016 and 2015



Rea & associates

www.reacpa.com



Dave Yost • Auditor of State

Board of Directors
Science and Technology Campus Corporation
1275 Kinnear Road
Columbus, Ohio 43212

We have reviewed the *Independent Auditor's Report* of the Science and Technology Campus Corporation, Franklin County, prepared by Rea & Associates, Inc., for the audit period July 1, 2015 through June 30, 2016. 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 Science and Technology Campus Corporation is responsible for compliance with these laws and regulations.

A handwritten signature in black ink that reads "Dave Yost".

Dave Yost
Auditor of State

December 28, 2016

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October 31, 2016

To the Board of Directors
Science and Technology Campus Corporation
1275 Kinnear Road
Columbus, Ohio 43212

INDEPENDENT AUDITOR'S REPORT

Report on the Financial Statements

We have audited the accompanying financial statements of the Science and Technology Campus Corporation (the "Corporation") which comprise the statements of financial position as of June 30, 2016 and 2015, and the related statements of activities and changes in net assets, and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Science and Technology Campus Corporation, as of June 30, 2016 and 2015, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 31, 2016, on our consideration of the Corporations' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 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.

Rea & Associates, Inc.

Rea & Associates, Inc.
Dublin, Ohio

SCIENCE AND TECHNOLOGY CAMPUS CORPORATION

STATEMENTS OF FINANCIAL POSITION
AS OF JUNE 30, 2016 AND 2015

	<u>ASSETS</u>	
	2016	2015
CURRENT ASSETS:		
Cash and cash equivalents	\$ 2,612,321	\$ 1,861,013
Assets limited as to use	177,940	172,106
Accounts receivable, net	438,951	259,865
Tenant billings	160,953	231,185
Prepaid expenses	2,543	3,342
	<hr/>	<hr/>
Total current assets	3,392,708	2,527,511
PROPERTY AND EQUIPMENT:		
Leasehold estate	12,263,409	12,263,409
Buildings	34,079,930	33,704,951
Equipment	168,830	168,830
	<hr/>	<hr/>
	46,512,169	46,137,190
Less: accumulated amortization and depreciation	(15,384,945)	(14,123,283)
	<hr/>	<hr/>
Total property and equipment, net	31,127,224	32,013,907
OTHER ASSETS:		
Investment in start-up companies, net	53,532	62,162
Deferred rental income	105,922	79,286
Deferred leasing costs, net	38,378	45,463
Other assets	45,000	54,873
	<hr/>	<hr/>
Total other assets	242,832	241,784
	<hr/>	<hr/>
Total assets	\$ 34,762,764	\$ 34,783,202
	<hr/> <hr/>	<hr/> <hr/>
<u>LIABILITIES AND NET ASSETS</u>		
CURRENT LIABILITIES:		
Accounts payable	\$ 378,403	\$ 234,240
Accrued liabilities	254,778	278,134
Current portion of notes payable and long-term debt	1,245,438	1,197,379
Current portion of unearned rental income	412,367	405,241
	<hr/>	<hr/>
Total current liabilities	2,290,986	2,114,994
LONG-TERM LIABILITIES:		
Notes payable and long-term debt, net of current portion	15,858,602	17,104,040
Unearned rental income, net of current portion	2,521,795	2,708,893
	<hr/>	<hr/>
Total long-term liabilities	18,380,397	19,812,933
NET ASSETS, unrestricted		
	<hr/>	<hr/>
Total liabilities and net assets	\$ 34,762,764	\$ 34,783,202
	<hr/> <hr/>	<hr/> <hr/>

SCIENCE AND TECHNOLOGY CAMPUS CORPORATION

STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

	2016	2015
	<u> </u>	<u> </u>
REVENUES:		
Rental income	\$ 6,444,481	\$ 6,478,999
Operating support	100,000	300,000
Interest income	3,352	2,896
Other income	48,765	35,271
	<u> </u>	<u> </u>
Total revenues	6,596,598	6,817,166
RENTAL OPERATING EXPENSES:		
Cleaning and janitorial	316,764	344,608
Interest	752,281	790,911
Utilities	1,397,828	1,474,820
Repairs and maintenance	583,293	583,560
Landscaping and snow removal	103,137	171,501
Public safety assessments	181,017	181,018
Depreciation	955,076	944,605
Amortization	306,585	306,585
Management fees	222,814	220,981
Other	61,204	100,998
	<u> </u>	<u> </u>
Total rental operating expenses	4,879,999	5,119,587
GENERAL AND ADMINISTRATIVE EXPENSES:		
Consulting	212,786	535,117
Legal	11,036	18,126
Insurance	15,455	20,939
Accounting	28,989	30,366
Operating and development costs	138,435	151,495
Telecommunication	2,065	3,028
Travel, meals and meetings	57	-
Interest	17,496	17,264
Other	54,174	45,968
	<u> </u>	<u> </u>
Total general and administrative expenses	480,493	822,303
	<u> </u>	<u> </u>
Total expenses	5,360,492	5,941,890
	<u> </u>	<u> </u>
Change in net assets	1,236,106	875,276
NET ASSETS, beginning of the year	12,855,275	11,979,999
	<u> </u>	<u> </u>
NET ASSETS, end of the year	<u>\$ 14,091,381</u>	<u>\$ 12,855,275</u>

SCIENCE AND TECHNOLOGY CAMPUS CORPORATION

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

	2016	2015
	<u> </u>	<u> </u>
CASH FLOWS PROVIDED BY/(USED IN) OPERATING ACTIVITIES:		
Change in net assets	\$ 1,236,106	\$ 875,276
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Amortization and depreciation	1,261,661	1,251,190
Decrease/(Increase) in assets:		
Assets limited as to use	(5,834)	(2,917)
Accounts receivable	(179,086)	51,308
Deferred rental income and leasing costs	(19,551)	(23,769)
Tenant billings	70,232	(32,832)
Prepaid expenses	799	40,388
Other assets	9,873	9,319
Increase/(decrease) in liabilities:		
Accounts payable	144,163	(7,082)
Accrued liabilities and interest	(23,356)	28,028
Unearned rental income	(179,972)	(147,976)
	<u>1,078,929</u>	<u>1,165,657</u>
Total adjustments		
Net cash provided by operating activities	<u>2,315,035</u>	<u>2,040,933</u>
CASH FLOWS PROVIDED BY/(USED IN) INVESTING ACTIVITIES:		
Redemption from investments in start-ups	8,630	-
Payments for the purchase property and equipment	(374,978)	(61,304)
	<u>(366,348)</u>	<u>(61,304)</u>
Net cash used in investing activities		
CASH FLOWS PROVIDED BY/(USED IN) FINANCING ACTIVITIES:		
Principal reductions in notes payable and long-term debt	(1,197,379)	(1,156,122)
	<u>(1,197,379)</u>	<u>(1,156,122)</u>
Net cash used in financing activities		
INCREASE IN CASH AND CASH EQUIVALENTS	<u>751,308</u>	<u>823,507</u>
CASH AND CASH EQUIVALENTS, beginning of the year	<u>1,861,013</u>	<u>1,037,506</u>
CASH AND CASH EQUIVALENTS, end of the year	<u>\$ 2,612,321</u>	<u>\$ 1,861,013</u>
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash paid during year for interest	<u>\$ 746,236</u>	<u>\$ 781,316</u>

SCIENCE AND TECHNOLOGY CAMPUS CORPORATION
(AN OHIO NOT-FOR-PROFIT CORPORATION)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

NOTE 1 ORGANIZATION AND PRESENTATION

The Science and Technology Campus Corporation (an Ohio Not-for-Profit Corporation), (the Corporation), was formed on March 1, 1996 to further development of the Science and Technology Campus at the Ohio State University (the University).

The Corporation's sources of funding include rental income and contributions received under agreements with the University and the State of Ohio Development of Development. The Corporation constructs and manages facilities on leased and owned properties for the purpose of developing the Science and Technology Campus.

The Corporation reports contributions as unrestricted support unless explicit donor stipulations specify how the donated cash must be used. Where stipulations have been made and they have been satisfied in the same reporting period, then the contribution is reported as unrestricted.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A – Use of Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities as of the date of the financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

B – Financial Statement Presentation

As required by generally accepted accounting principles, resources are classified into three net asset categories according to donor-imposed restrictions. A description of the categories is as follows:

Unrestricted net assets – Net assets that are not subject to restrictions by donors or grantors, even though their use may be limited in other respects, such as by contract or by board designation. Donor restricted contributions whose restrictions are met in the same year as the contributions are recorded as unrestricted net assets.

Temporarily restricted net assets – Net assets that are subject to donor or grantor imposed restrictions that may or will be met either by actions of the Corporation or by the passage of time. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions. There were no temporarily restricted net assets as of June 30, 2016 and 2015.

Permanently restricted net assets – Net assets that are subject to donor-imposed stipulations that they be maintained permanently by the Corporation. Generally, the donors of these assets permit the Corporation to use all or a portion of the income earned on any related investments for general or specific purposes. There were no permanently restricted net assets as of June 30, 2016 and 2015.

SCIENCE AND TECHNOLOGY CAMPUS CORPORATION
(AN OHIO NOT-FOR-PROFIT CORPORATION)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C – Cash and Cash Equivalents

The Corporation considers all highly liquid investments with an original maturity of three months or less to be cash equivalents. There were no cash equivalents at June 30, 2016 or 2015.

D – Accounts Receivable

Accounts receivable are shown at their net realizable value. Receivables consist of amounts due from tenants and governmental agencies for rent, grants, and other services provided. The Corporation's leases and agreements with third parties and non-governmental entities generally provide for interest or finance charges on delinquent accounts.

Management estimates an allowance for doubtful accounts based upon management's review of delinquent accounts and an assessment of the Corporation's historical evidence of collections. Specific accounts are charged directly to the reserve when management determines that the account is uncollectible. At June 30, 2016 and 2015, management estimates that an allowance of \$10,000 was necessary.

E – Assets Limited as to Use

The Corporation considers assets that have been designated by contract or internally designated for a specific purpose to be limited as to use and are recorded at market value. Assets limited as to use consisted of \$177,940 and \$172,106 as of June 30, 2016 and 2015, respectively. The Corporation maintains these funds in a money market account that will be drawn upon to make the principal payments on the Adjustable Rate Taxable Securities, Series 2001 on the first day of November of each year (See Note 4). The Corporation deposits funds into this account on a monthly basis so that the required principal payment amount is available on the due date. The money market fund earns interest at a variable rate.

F – Concentration of Uninsured Deposits

The Corporation's cash balances, which are in excess of the federally insured levels, are maintained at local and regional financial institutions. The Corporation continually monitors its balances to minimize the risk of loss for these balances.

G – Rental Income

Rental income is recognized on a straight-line basis over the term of the leases. Deferred rental income reflects rental income recognized in excess of payments due on leases that provide for scheduled increases over the term. Unearned rental income reflects payments received in excess of rental income recognized. As of June 30, 2016 and 2015, \$2,872,404 and \$3,051,984, respectively, of total unearned rental income related to prepaid rents received from the University (see Note 3). Unearned rental income related to prepaid rents from tenants other than the University totaled \$61,758 and \$62,150 for the years ended June 30, 2016 and 2015, respectively.

SCIENCE AND TECHNOLOGY CAMPUS CORPORATION
(AN OHIO NOT-FOR-PROFIT CORPORATION)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H – Deferred Leasing Costs

Leasing costs, primarily commissions, are capitalized and amortized over the term of the respective leases.

I – Investments in Start-up Companies

The Corporation invests in closely held start-up companies and other joint ventures. These investments are typically in the form of convertible promissory notes and are accounted for at cost, which approximates fair value. The Corporation reviews its investments for impairment at least annually. Due to the start-up nature of these companies, there is at least a reasonable possibility that recorded estimates will change by a material amount in the near term. The activity in the reserve for impairment account was as follows:

	Year Ending June	
	2016	2015
Beginning Balance	\$ 300,478	\$ 300,478
Provision for Impairment	-	-
Write-Offs	-	-
Recoveries	-	-
Ending Balance	<u>\$ 300,478</u>	<u>\$ 300,478</u>

J – Leasehold Estate

The leasehold estate is recorded at its estimated fair market value as of the date of original acquisition and is amortized using the straight-line method over an estimated useful life of forty years.

K – Property and Equipment

Property and equipment are recorded at cost and depreciated using the straight-line method over estimated useful lives ranging from three to thirty-six years. Contributed assets are recorded at the fair value at the date of the contribution. Maintenance and repairs are charged to operations when incurred. Renewals and betterments that have been determined to materially extend the useful lives of the assets are capitalized.

L – Grants

The Corporation occasionally receives grants from various State of Ohio and corporate funding sources. These funds are typically available on a reimbursement basis and require any restrictions on use to be satisfied prior to submission for funding. The Corporation did not receive any grant funds for the years ending June 30, 2016 and 2015.

SCIENCE AND TECHNOLOGY CAMPUS CORPORATION
(AN OHIO NOT-FOR-PROFIT CORPORATION)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

M – Recently Issued But Not Yet Effective Accounting Pronouncements

In February 2016, the FASB issued ASU No. 2016-02 entitled “Leases (Topic 842),” which will change the Corporation’s statement of financial position by adding lease-related assets and liabilities. This may affect compliance with contractual agreements and loan covenants. This new standard is effective for annual reporting periods beginning after December 15, 2018, while allowing nonpublic companies an additional year to implement this new standard. Early implementation is permitted, but not before the original implementation date for periods beginning before February 25, 2016. Management has not yet determined whether this new standard will have a material effect on its financial statements.

In May, 2014, the Financial Accounting Standards Board (“FASB”) issued Accounting Standards Update (“ASU”) No. 2014-09 entitled “Revenue from Contracts with Customers (Topic 606),” which will change the Corporation’s method of revenue recognition. In August 2015, the FASB deferred the effective date of the new standard by one year. This new standard is effective for annual reporting periods beginning after December 15, 2017, while allowing nonpublic companies an additional year to implement this new standard. Early implementation is permitted, but not before the original implementation date for periods beginning before December 15, 2016. The provisions of this standard will be applied retrospectively. Management has not yet determined whether this new standard will have a material effect on its financial statements.

In August 2016, the FASB issued ASU No. 2016-14 entitled “Presentation of Financial Statements of Not-for-Profit Entities (Topic 958)” which will, among other changes, change the presentation of the Corporation’s classifications of net assets from three classes to two (with donor restrictions and without donor restrictions) and require a schedule of expenses by both natural and functional classification. This new standard is effective for annual reporting periods beginning after December 15, 2017. Early implementation is permitted. Management has not yet determined whether this new standard will have a material effect on its financial statements.

N – Subsequent Events

The Corporation has evaluated subsequent events through October 31, 2016, the date on which the financial statements were available to be issued.

NOTE 3 RELATED PARTY TRANSACTIONS

Rental Income

The Corporation subleases certain property to the University or its affiliates. For the years ended June 30, 2016 and 2015, rental income from affiliates was \$2,801,735 and \$2,712,631, respectively, which accounted for 43% and 42%, respectively, of total rental income. The University and its affiliates occupied 34% of total square footage of the Corporation for the years ended June 30, 2016 and 2015.

SCIENCE AND TECHNOLOGY CAMPUS CORPORATION
(AN OHIO NOT-FOR-PROFIT CORPORATION)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

NOTE 3 RELATED PARTY TRANSACTIONS (Continued)

Rental Income (Continued)

The following is a schedule, by year, of minimum future gross rental income on all non-cancelable operating leases as of June 30, 2016 (including rental income from non-affiliates):

Year Ending June 30:

	Affiliates	Non-Affiliates	Total
2017	\$ 496,043	\$1,432,756	\$1,928,799
2018	463,110	1,293,086	1,756,196
2019	469,231	1,066,987	1,536,218
2020	469,231	841,466	1,310,697
2021	469,231	823,945	1,293,176
	\$2,366,846	\$5,458,240	\$7,825,086

Operating Support

The Corporation received general operating support from the University in the amount of \$100,000 and \$200,000 in fiscal years 2016 and 2015, respectively. These funds have no specific restrictions and are used for normal operating expenses. The University has ceased payments of operating support to the Corporation beginning with fiscal year 2017.

During fiscal year 2015, the Corporation received a one-time payment from the University of \$100,000 for use in offsetting costs associated with a long term strategic planning study. This amount is included in Operating Support on the Statement of Activities.

Consulting Services

The Corporation paid the University \$50,000 for property management and operating support services in each of the fiscal years ended 2016 and 2015. This amount is included in Consulting on the Statement of Activities.

Joint Use Agreement

The Corporation entered a Joint Use Agreement with the University whereby the University has utilized an appropriation of \$4 million from a State of Ohio Capital Funding Allocation to fund the construction and development of certain properties under lease by the Corporation. The terms of the agreement include a provision for the State of Ohio to recapture a portion of funding over a fifteen year period in an event of default. The Corporation has assessed the possibility of default as remote and, accordingly, the accompanying financial statements do not include any accrued liabilities related to this contingency. There were no related party contributions or other activity in fiscal years 2016 or 2015 representing University funding from the joint use agreement.

Leasehold Obligations

The Corporation has multiple leasehold agreements under which it leases certain land and buildings from the University for use as research park facilities. These agreements require the Corporation to pay all costs associated with the leased properties including operating expenses, maintenance, renovation, and assessments.

SCIENCE AND TECHNOLOGY CAMPUS CORPORATION
(AN OHIO NOT-FOR-PROFIT CORPORATION)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

NOTE 3 RELATED PARTY TRANSACTIONS (Continued)

Leasehold Obligations (Continued)

Properties under leasehold obligations are included in the accompanying statements of financial positions as follows:

	Year Ending June 30:	
	2016	2015
Leasehold estate	\$12,263,409	\$12,263,409
Less accumulated amortization	(5,527,413)	(5,220,827)
Ending Balance	\$ 6,735,996	\$ 7,042,582

Amortization of properties under leasehold obligations totaled \$306,585 for fiscal years ending June 30, 2016 and 2015.

Notes Payable

The University has authorized up to \$21 million in construction financing for development of the Science and Technology Campus provided certain criteria are met. The terms of this financing are discussed further in Note 4.

Research Building – 1330 Kinnear Road

In March 2010, the Corporation entered into a construction loan agreement with a commercial bank to fund the construction of a research building in which the University would be the primary tenant. The University agreed to prepay the full amount of their rent for the building in advance to cover repayment of the construction loan. As of June 30, 2016, the University had prepaid total rent of \$3,741,954 of which \$2,708,893 and \$2,895,991 was reflected as unearned rental revenue as of June 30, 2016 and 2015, respectively.

NOTE 4 NOTES PAYABLE AND LONG TERM DEBT

Loan activity for the year ended June 30, 2016 was as follows:

	Beginning Balance	Principal Additions	Principal Repayments	Ending Balance	Current Portion
<u>OSU \$21M Financing Facility</u>					
OSU 2002 MOU \$7M	\$4,614,276	-	(\$268,232)	\$4,346,044	\$283,081
OSU 2005 MOU \$4M	2,447,596	-	(198,311)	2,249,285	206,555
OSU 2013 MOU \$10M	8,206,692	-	(308,272)	7,898,420	323,238
<u>Commercial Banks</u>					
Project Notes Series 2001	1,900,000	-	(295,000)	1,605,000	305,000
\$3.4M Credit Facility	1,132,855	-	(127,564)	1,005,291	127,564
Total	\$18,301,419	-	(\$1,197,379)	\$17,104,040	\$1,245,438

SCIENCE AND TECHNOLOGY CAMPUS CORPORATION
(AN OHIO NOT-FOR-PROFIT CORPORATION)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

NOTE 4 NOTES PAYABLE AND LONG TERM DEBT (Continued)

Loan activity for the year ended June 30, 2015 was as follows:

	Beginning Balance	Principal Additions	Principal Repayments	Ending Balance	Current Portion
<u>OSU \$21M Financing Facility</u>					
OSU 2002 MOU \$7M	\$4,868,438	-	(\$254,162)	\$4,614,276	\$268,232
OSU 2005 MOU \$4M	2,637,992	-	(190,396)	2,447,596	198,311
OSU 2013 MOU \$10M	8,500,691	-	(293,999)	8,206,692	308,272
<u>Commercial Banks</u>					
Project Notes Series 2001	2,190,000	-	(290,000)	1,900,000	295,000
\$3.4M Credit Facility	1,260,420	-	(127,565)	1,132,855	127,564
Total	<u>\$19,457,541</u>	<u>-</u>	<u>(\$1,156,122)</u>	<u>\$18,301,419</u>	<u>\$1,197,379</u>

OSU Financing Facility

The University has authorized up to \$21 million in construction financing for development of the Science and Technology Campus, provided certain criteria are met. As of June 30, 2016 and 2015, the Corporation has drawn \$18,630,543 of the available funds under this facility.

During November 2002 the Corporation signed a reimbursement agreement (MOU) with the University relating to \$7 million of the payable balance. Under the terms of the agreement, the unpaid balance bears interest at the fixed rate of 5.4% and is payable in self amortizing monthly payments of principal and interest in the amount of \$42,569 through the maturity date of November 2027. Interest expense for the years ended June 30, 2016 and 2015 was \$242,596 and \$256,666 respectively, of which none was subject to capitalization.

During December 2005, the Corporation signed a reimbursement agreement (MOU) with the University relating to \$4 million of the payable balance. Under the terms of the agreement, interest on the unpaid balance is calculated using a blend of fixed and variable rates based on the University's 2005 A&B General Receipts Bond Issues. The interest rate as of June 30, 2016 and 2015 remains at the initial agreement rate of 4.08%. This rate may change in subsequent years in the event interest rates on the variable portion of the underlying reference debt reaches levels that impact the University in a materially adverse manner. The unpaid balance is payable in self amortizing monthly payments of principal and interest in the amount of \$24,541 through the maturity date of September, 2025. Interest expense for the years ended June 30, 2016 and 2015 was \$96,181 and \$104,096 respectively, of which none was subject to capitalization.

On February 1, 2013, the Corporation signed a \$10 million reimbursement agreement (MOU) with the University relating to the \$8.9 million of the payable balance. The Corporation had drawn \$7,630,544 of principal and \$1,285,820 of interest for a total refinancing amount of \$8,916,364. The interest rate is 4.75% with self-amortizing monthly payments of principal and interest in the amount of \$57,620 through a maturity date of January 31, 2033. Interest expense for the years ended June 30, 2016 and 2015 was \$383,164 and \$397,437 respectively, of which none was subject to capitalization.

SCIENCE AND TECHNOLOGY CAMPUS CORPORATION
(AN OHIO NOT-FOR-PROFIT CORPORATION)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

NOTE 4 NOTES PAYABLE AND LONG TERM DEBT (Continued)

Project Notes

During October 2001, the Corporation issued approximately \$5.1 million in Adjustable Rate Taxable Securities, Series 2001 (the Project Notes), the proceeds of which were used to finance construction costs. The Project Notes bear interest at a variable rate as determined weekly by a remarketing agent. The interest rate as of June 30, 2016 and 2015 was .52% and .29%, respectively. Interest expense for the years ended June 30, 2016 and 2015 was \$6,799 and \$5,853 respectively, of which none was subject to capitalization.

The owners of the Project Notes have the option to demand redemption of their outstanding Notes at dates defined in the agreement. The Corporation has entered into a remarketing agreement, which requires the remarketing agent to utilize its best efforts to remarket any such bonds that may be tendered for payment. If the proceeds to the remarketing agent are not sufficient to purchase the Project Notes tendered, the Trustee is required to draw on an irrevocable letter of credit to pay the necessary purchase price. The letter of credit has been extended to April 17, 2017.

The Project Notes provide for annual scheduled payments of principal on November 1 of each year. The remaining annual principal payments range from \$305,000 to \$340,000 due at final maturity during November 2020. The Corporation has designated funds in a separate money market account for the annual payment of these amounts (See Note 2). The Corporation is subject to certain financial covenants related to this note and has been in compliance the past 2 years.

Commercial Bank \$3.4M Credit Facility

During 2006, the Corporation entered into a credit facility to draw up to \$3.4 million to finance capital improvements projects on commercial property located on the Science and Technology Campus. As modified, the facility provided for a draw period through March, 2010. The unpaid balance bears variable interest at the rate of monthly LIBOR plus 1.25%. The interest rate as of June 30, 2016 and 2015 was 1.71% and 1.44%, respectively.

The facility is payable in monthly payments of interest plus principal of \$10,630, calculated using a 25 year amortization, with a final balloon payment of unpaid interest and principal due November 2017. Interest expense for the years ended June 30, 2016 and 2015 was \$17,496 and \$17,264, respectively, none of which was subject to capitalization. The note is collateralized by a commercial property located on the Science and Technology Campus.

Principal payments on the various MOUs and loan agreements for the next five fiscal years and thereafter are as follows:

2017	\$ 1,245,438
2018	2,040,550
2019	1,214,760
2020	1,268,781
2021	1,324,995
Thereafter	10,009,516
Total principal payments	<u>\$17,104,040</u>

SCIENCE AND TECHNOLOGY CAMPUS CORPORATION
(AN OHIO NOT-FOR-PROFIT CORPORATION)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEARS ENDED JUNE 30, 2016 AND 2015

NOTE 5 FEDERAL INCOME TAXES

The Internal Revenue Service has ruled that the Corporation is a tax-exempt organization as defined under Section 501(c) (3) of the Internal Revenue Code; accordingly, no provision for federal income taxes has been reflected in the financial statements. However, the Corporation may be subjected to tax on unrelated business income. For the years ended June 30, 2016 and 2015, the Corporation had no unrelated business income.

Generally accepted accounting principles require the Corporation to evaluate the level of uncertainty related to whether tax positions taken will be sustained upon examination. Any positions taken that do not meet the more-likely-than-not threshold must be quantified and recorded as a liability for unrecognized tax benefits in the accompanying statements of financial position along with any associated interest and penalties that would be payable to the taxing authorities upon examination. Management believes that none of the tax positions taken would materially impact the financial statements and no such liabilities have been recorded. In general, the Corporation is no longer subject to U.S. federal, state, and local income tax examinations by tax authorities for the period prior to June 30, 2012.

NOTE 6 MAJOR TENANTS

The Corporation had three tenants that were not affiliated with the University that occupied greater than 10% of total square footage for the years ended June 30, 2016 and 2015. See Note 3 for University tenants. Total square footage occupied by these three tenants was 39% for the years ended June 30, 2016 and 2015. Rental income from these tenants was 37% and 35% of total rental income for the years ended June 30, 2016 and 2015, respectively. Three of the leases are month to month while the other two end March 31, 2019 and November 30, 2021.

October 31, 2016

To the Board of Directors
Science and Technology Campus Corporation
1275 Kinnear Road
Columbus, Ohio 43212

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

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 Science and Technology Campus Corporation (the "Corporation"), which comprise the statement of financial position as of June 30, 2016, and the related statements of activities and changes in net assets, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated October 31, 2016.

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) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion 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 entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

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 determination of financial statement amounts. 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*.

Science and Technology Campus Corporation
Independent Auditor's Report on Internal Control Over
Financial Reporting and on Compliance and Other
Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards*
Page 2

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

Rea & Associates, Inc.

Rea & Associates, Inc.
Dublin, Ohio



Dave Yost • Auditor of State

SCIENCE AND TECHNOLOGY CAMPUS CORPORATION

FRANKLIN COUNTY

CLERK'S CERTIFICATION

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

Susan Babbitt

CLERK OF THE BUREAU

**CERTIFIED
JANUARY 10, 2017**