MONTGOMERY COUNTY TRANSPORTATION IMPROVEMENT DISTRICT
MONTGOMERY COUNTY

REGULAR AUDIT

FOR THE YEAR ENDED DECEMBER 31, 2020

Charles E. Harris
& Associates, Inc.
CPAs and Government Consultants

OHIO AUDITOR OF STATE
KEITH FABER

88 East Broad Street
Columbus, Ohio 43215
IPAReport@ohioauditor.gov
(800) 282-0370

Board of Trustees
Montgomery County Transportation Improvement District
451 West Third Street
Dayton, Ohio 45422

We have reviewed the *Independent Auditor's Report* of the Montgomery County Transportation Improvement District, Montgomery County, prepared by Charles E. Harris & Associates, Inc., for the audit period January 1, 2020 through December 31, 2020. 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 Montgomery County Transportation Improvement District is responsible for compliance with these laws and regulations.

Keith Faber
Auditor of State
Columbus, Ohio

August 06, 2021

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MONTGOMERY COUNTY TRANSPORTATION IMPROVEMENT DISTRICT
MONTGOMERY COUNTY
DECEMBER 31, 2020

TABLE OF CONTENTS

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Parma OH 44129-2527
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Certified Public Accountants Fax - (216) 436-2411

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

Montgomery County Transportation Improvement District
Montgomery County
451 West Third Street
Dayton, Ohio 45422

To the Board of Trustees:

We have audited, in accordance with auditing standards generally accepted in the United States and the Comptroller General of the United States' *Government Auditing Standards*, the financial statements of the governmental activities, each major fund and the aggregate remaining fund information of the Montgomery County Transportation Improvement District, Montgomery County, (the District) as of and for the year ended December 31, 2020, and the related notes to the financial statements and have issued our report thereon dated June 21, 2021, wherein we noted the financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of the District.

Internal Control Over Financial Reporting

As part of our financial statement audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures appropriate in the circumstances to the extent necessary to support our opinions on the financial statements, but not to the extent necessary to opine on the effectiveness of the District's internal control. Accordingly, we have not opined on it.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, when performing their assigned functions, to prevent, or detect and timely correct misstatements. A *material weakness* is a deficiency, or combination of internal control deficiencies resulting in a reasonable possibility that internal control will not prevent or detect and timely correct a material misstatement of the District's financial statements. 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 reasonably assuring whether the District's financial statements are free of material misstatement, we tested its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could directly and materially affect the determination of financial statement amounts. However, opining on compliance with those provisions was not an objective of our audit and accordingly, we do not express an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards.*

Purpose of this Report

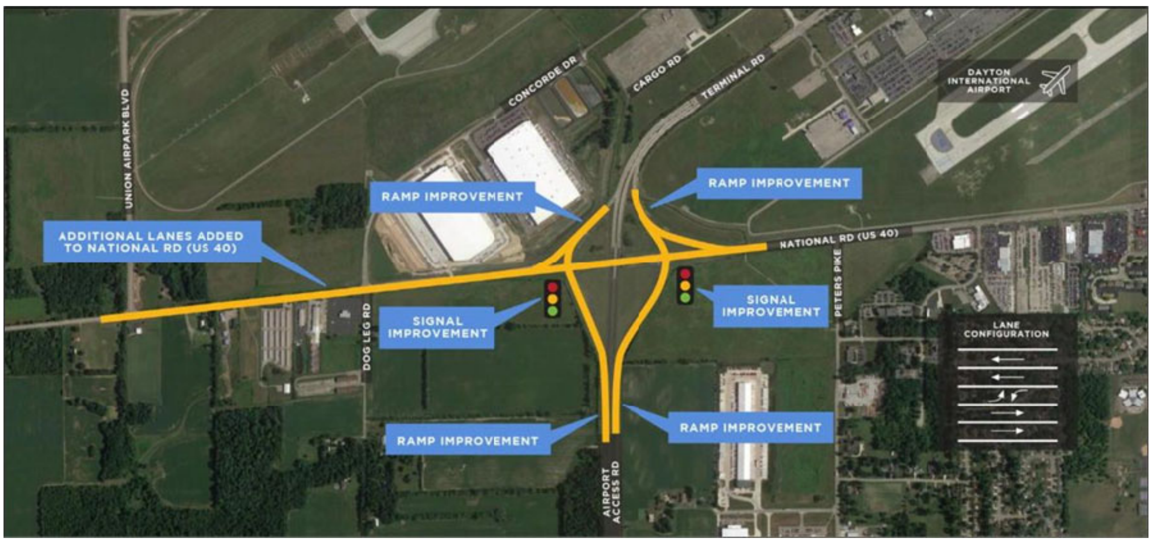
This report only describes the scope of our internal control and compliance testing and our testing results, and does not opine on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed under *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Charles E Harris & Associates

Charles E. Harris & Associates, Inc.
June 21, 2021

Montgomery County, Ohio
Transportation Improvement District

Comprehensive Annual
Financial Report



US 40 improvement currently under construction

For the Fiscal Year Ended
December 31, 2020

Montgomery County, Ohio
Transportation Improvement District

Comprehensive Annual
Financial Report

For the Fiscal Year Ended
December 31, 2020

Prepared by
Sean Fraunfelter, CPA
Finance Director

INTRODUCTORY

SECTION

TABLE OF CONTENTS

Montgomery County
Transportation
Improvement District

451 West Third Street • 10th Floor
Dayton, Ohio 45422-1075

June 21, 2021

Citizens of Montgomery County
Members of the Board of Trustees

We are pleased to submit the Montgomery County Transportation Improvement District's Comprehensive Annual Financial Report for the fiscal year ended December 31, 2020.

This report is a culmination of the efforts of many people. Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the District. This report presents the financial activity of the District in conformity with accounting principles generally accepted in the United States of America (GAAP) as set forth by the Governmental Accounting Standards Board (GASB) and other recognized authoritative sources, and is consistent with the reporting model as promulgated by GASB Statements No. 34, 54, 63 and 65.

GAAP requires management to provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The District's MD&A can be found immediately following the report of the independent auditor.

MONTGOMERY COUNTY TRANSPORTATION IMPROVEMENT DISTRICT

The mission of the Montgomery County Transportation Improvement District is to expedite and finance projects that will improve transportation and support economic development in Montgomery County. The District was created in 2001 when the Montgomery County Commission saw the need to expedite high priority transportation and related infrastructure projects throughout the county that would support and promote economic development.

The District's first projects were in the City of Huber Heights beginning in 2001. The District worked with the City of Huber Heights, Montgomery County and the Ohio Department of Transportation (ODOT) to rebuild and improve existing interchanges on Interstate 70 at State Route 201 and State Route 202.

The District has been heavily involved with the Austin Center Interchange Project and related local roadway and infrastructure projects since 2003, discussed further below.

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The District began work in 2011 on projects in northern Montgomery County near the Dayton International Airport and the interchange joining Interstate 70 and Interstate 75. The first of those projects was the realignment and reconstruction of Dog Leg Road, which was substantially completed as Union Airpark Boulevard in 2014 to serve Proctor & Gamble's new Dayton Mixing Center and additional industrial and distribution development in the City of Union and adjacent communities. The second project (described in more detail below) was for the extension of freight rail service from a CSX main line east of Interstate 75 to future multi-model facilities able to serve available development land on both the eastern and western sides of the interstate highway, discussed further below. The third project is the improvement of US 40 from the Airport Access Road in the City of Vandalia to Union Airpark Boulevard (described in more detail below.)

During 2016, the City of Brookville approached the District about working on a new road extension project to serve a new industrial park and a new fire station in the city. The road was completed and open at the end of 2017. This opens up hundreds of acres for development in the City near Interstate 70.

During 2017, the District, Montgomery County, and the Montgomery County Agricultural Society entered into an agreement to construct a new fairgrounds and related infrastructure. The District assisted the City of Miamisburg by beginning several roadway improvement projects to provide access to the new North American Headquarters of United Grinding and to build a street to service a new riverfront park in time for the City's bicentennial celebration. These projects are discussed in more detail below.

During 2018, the District along with the City of Miamisburg and the Montgomery County Engineer entered into an agreement to repair landslide damage along Lower Miamisburg Road. The District was also worked with ODOT, Miamisburg, and the Miami Crossing Joint Economic Development District to initiate a major re-design of the I-75/SR-725 Interchange to increase vehicle and pedestrian safety.

During 2019, the District completed the Lower Miamisburg Road Project, the Lightner Road Project, and the Lyons Road Pedestrian Access Project. New projects were begun with the Five Rivers MetroParks District, the Miami Township Community Improvement Corporation, and the City of Miamisburg. The District also entered the final stages of funding the 70/75 Airport Logistics Access Project near the Dayton International Airport.

During 2020, the District completed the financing for the US 40 Project and awarded the construction contract for the project to RB Jergens, the low bidder. The District also assisted 5 Rivers MetroParks with permitting and bidding the construction of the Deeds Point Pedestrian Bridge over the Mad River in Dayton and securing funding for construction and maintenance of the bridge. An agreement between the Montgomery County Commissioners and the Greene County Commissioners allowed the District in 2020 to assume the lead with Greene County, the City of Centerville, and Sugarcreek Township on a new project to plan for, design, and finance a modification of the I-675/Wilmington Pike Interchange and related local roadway improvements. The District also substantially completed the Vianna Parkway Project in Miami Township in 2020.

DISTRICT ORGANIZATION AND REPORTING ENTITY

The reporting entity includes the primary government and component units and is organized to ensure the financial statements of the District are not misleading.

Component units are also part of the reporting entity. These are legally separate organizations for which the District is financially accountable. The District is financially accountable for an organization if the District appoints a voting majority of the organization's governing board and (1) the District is able to significantly influence the programs or services performed or provided by the organization or (2) the District is entitled to or can otherwise access the organization's resources. In this case, the District is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to the organization or the District is obligated for the debt of the organization. Component units may also include organizations in which the District approves the budget, the issuance of debt or the levying of taxes. The District has no component units.

The District is associated with the following jointly governed organization: Miami Valley Regional Planning Commission, which is presented in Note 9 to the basic financial statements.

ECONOMIC CONDITION AND MAJOR INITIATIVES

Montgomery County is the fourth largest county in Ohio with a population of 535,153 according to the 2010 Census. Its county seat and largest municipality is the City of Dayton with a population of 141,527 according to the 2010 Census. Two of the nation's most heavily traveled interstate highways, I-75 and I-70, intersect in Montgomery County and are primary transportation and development corridors that serve and support the region.

Road Improvements

Austin Center Interchange

The District has worked with a variety of local governments; including Montgomery County, the City of Miamisburg, Miami Township, the City of Springboro, the City of Dayton, Washington Township, the City of Centerville, the Dayton-Montgomery County Port Authority, the Miami Valley Regional Planning Commission and ODOT, to plan for and build the Austin Interchange. The participating governments agreed to a multi-jurisdictional land use plan for the proposed interchange area and continued to meet regularly to evaluate projects as development has moved significantly forward since 2011 with an estimated increased property valuation in the area of $276 million.

Participating local governments approved the initial finance plan during 2005. The governments addressed three phases of the plan. First the Austin Interchange, which included the overpass over I-75 and approximately one thousand feet east and west of the overpass (this phase was managed by ODOT). The second phase was the relocation of Byers Road and completion of its widening from Austin Boulevard to State Route 725.

The third phase was the improvement and relocation of Austin Boulevard to the north on the east side of State Route 741 (this phase was managed by the Montgomery County Engineer). The tax increment financing plan along with Miamisburg School District approval was approved in late 2005 and has been amended three times in order to finance additional public infrastructure to support private sector development that has benefited all the parties involved.

During 2007 and 2008, the District was able to acquire all the necessary parcels and relocate affected businesses and residents in order to certify the acquisition of right of way to the Ohio Department of Transportation for the Austin Interchange. In January 2009, the District issued over $25 million in bond anticipation notes to make the required deposit for the construction of the interchange project start as managed by the Ohio Department of Transportation. Those notes came due in October but the District was able to reduce the overall obligation by $7 million when the notes were reissued.

Engineering work was finalized in 2010 on the relocation of Byers Road to align with Wood Road at Austin Boulevard. The District certified the final right of way to ODOT during January 2010. The District bid the construction of the Byers Road Project and started construction during the summer of 2010. The Austin Interchange opened up over 1,000 acres of developable land by 2010 in the southern portion of Montgomery County. The area has seen significant development on the northwest corner (Motoman), the southeast corner (the Conner Group), and northeast corner (Austin Landing and the Exchange.)

In connection with the Austin Interchange Project, the District has been involved with development activities on the northeast corner of the interchange, “Austin Landing”. This development was the first major activity adjacent to the interchange. The District, Montgomery County, Miami Township and the developer entered into agreements for financing and constructing significant public infrastructure to support a total of $94 million of new private sector development. The first two buildings were completed and occupied during 2010. The developer started another office building and parking garage during 2011 which were completed and opened in 2012. The Kohls on the southeast corner was open during 2011. The development has seen significant additional hospitality, retail and office space being built in 2013-16 and wrapping up in 2017. The respective notes for the second phase were replaced by revenue bonds in early 2015. During 2020, the Township successfully refunded the District’s outstanding bonds on Phase 1 of the project, which removed the obligation from the District’s financial statements.

On the northwest corner, the District was involved in providing additional access from the Interchange and Austin Boulevard to the Motoman facility. The Byers Road Project was completed at the end of 2011 with improved access. The District was also able to receive a previous equity contribution as the Dayton-Montgomery County Port Authority sold the Long Farm property to the City of Miamisburg. The City of Miamisburg is looking at significant development around Byers Road and to the north of Motoman over the next several years, which will increase the incremental assessed valuation of property in the City near the Austin Interchange that is subject to TIF legislation enacted by the City in 2005. The City of Miamisburg saw United Grinding locate its new North

American headquarters to the north of Motoman requiring the District to assist the City in providing the necessary infrastructure to access the facility. This agreement was approved in June 2017. The roadwork was completed in time for the facility to open in late 2017. The District also initiated a pilot project funded by Miamisburg to assist with wetland and stream delineation and mitigation of development property located near the Austin Interchange.

Dogleg Road (Union Airpark Boulevard)

Since 2011, the District has applied for and received from ODOT grants for funding preliminary engineering costs of the Dog Leg Road (the "project"). The District managed the redesign of local roadways on this project to allow better access, traffic movement and open up additional land for economic development. The importance and scope of the project increased significantly as Montgomery County and the City of Union were able to secure one of Proctor and Gamble's (P&G) new consolidated packaging and distribution facilities adjacent to Union Airpark Boulevard, a new major roadway near Dogleg Road. P&G's Dayton Mixing Center brought on additional construction activity for the District with related storm water and other utilities needed in the area. The Dayton Mixing Center is a 1.8 million square foot facility that has provided nearly 1,400 new jobs to the region and significantly contributed to increased valuation of the area. Through cooperative agreements with Montgomery County, the City of Union, and the Dayton-Montgomery County Port Authority, the District was successful in financing $11.7 million through the ODOT State Infrastructure Bank (amended in 2015 to $12.9 million) and receiving over $1.2 million from JobsOhio for the project, which subsequently has helped and will help the District, County and City of Union complete other needed improvements in the area including State Route 40 improvements.

Multi-Modal Rail Project

During 2012, the District entered into a contract with a consultant to perform preliminary engineering for the first phase of a multi-modal freight rail project. The District had previously secured a Tier II allocation from ODOT's Transportation Review Advisory Council for the work. The District, County**,** and other local government partners see significant potential for ~~a~~ rail-served distribution and industrial development near the Dayton International Airport and the Interchange at I-70 and I-75 that would generate significant new employment and tax base opportunities.

The District completed sufficient preliminary engineering and environmental work on Phase 1 of the project (for the east side of I-75) to select the no-build alternative for that phase as a stand-alone project. Further work on the freight rail project will be pursued with local funds when a specific economic development opportunity presents itself. The District has also been working with the surrounding communities to develop an area-wide infrastructure plan that is focused on the potential of private sector development of logistics and manufacturing facilities in the northern portion of the county near the I-70/I-75 Interchange and the Dayton International Airport.

Market Street Extension

As briefly discussed above, the City of Brookville entered into a project, finance and management agreement with the District during 2016 to assist the City in extending Market Street north approximately 1,700 feet to Lewisburg Salem Road. The District with the support of the City obtained a State Infrastructure Loan for construction of the project. The City has been direct paying the District for costs incurred for engineering and other professional services. The road was completed in 2017.

Dayton International Airport Access

During 2016, the City of Dayton reached out to the District about providing assistance to design, finance and construct better roadway access to the north side of the Dayton International Airport from State Route 40. The Airport has substantial commercial acreage available for development on its north side. The District in 2018 assisted the City with the development of a new 680,000 SF e-commerce distribution center for pet products company Chewy by designing improvements to Lightner Road needed for the new facility and securing funds from ODOT and JobsOhio for the construction of the improvements.

During 2016, the District also assisted Dayton with improved roadway access and utility service to industrial uses already located on Airport property and to the development of a new 570,000 SF warehousing, manufacturing, and research facility on the Airport for Spectrum Brands. The District was able to secure funding through ODOT Grants, Ohio Roadwork Development 629 funds, the Montgomery County ED/GE Program, and the City of Dayton to construct the public improvements. This project was completed during late 2016.

The next major roadway improvement anticipated near the Dayton International Airport will be the 70/75 Airport Logistics Access Project which will improve the interchange at the Airport Access Road and US 40 and expand US 40 to a five-lane cross section from the interchange to Union Airpark Boulevard. The District previously secured ODOT TRAC funding for the design and right-of-way acquisition of the project and, in 2019, obtained commitments from TRAC and a group of local governments for the construction of the project. The District obtained a grant of $600,000 from JobsOhio's new OSIP Program to fund a portion of the match for the construction of the Project and successfully negotiated agreements with the Ohio Public Works Commission, Montgomery County, the City of Union, the City of Vandalia, and the City of Dayton for the remaining $2,500,000 required for local match and a $500,000 maintenance fund for the next 20 years. The construction contract was awarded to RB Jergens in November.

Lyons Road Bridge Pedestrian Access

Miami Township entered into a project, management and finance agreement with the District to improve pedestrian access across Interstate 75 on the Lyons Road Bridge. The area around the Dayton Mall is heavily traveled and the Township wanted to provide safer routes for pedestrians and bicycle riders across the bridge. Construction of the project was completed in 2019 at total cost of $1.576 million.

Montgomery County Fairgrounds

During 2017, the District entered into an agreement with Montgomery County to construct a new road in connection with the relocation of the Montgomery County Fairgrounds from Dayton to Jefferson Township. The District was able to secure a contractor and continues to work on the road project which was completed in May 2018.

Eventually, it was determined that, without the District's assistance, the new fairground facilities would not be ready for the 2018 Montgomery County Fair. The District and Agricultural Society entered into an agreement to construct the new fairgrounds site and prepare it for future development. The nearly $13 million project was completed in June 2018, allowing the 2018 Montgomery County Fair to be held on schedule. The District recently designed and constructed a new entry sign for the facility.

The District continued in 2019 to assist Montgomery County, Jefferson Township, and the Montgomery County Agricultural Society in connection with the new Fairgrounds, including the creation of a joint economic development district in Jefferson Township and the creation of future capital and operating plans for the Fairgrounds.

The District also completed the Lightner Road Project in 2019, constructing improvements to a County roadway on the north side of the Dayton International Airport to serve Chewy's new 600,000+ square foot distribution facility. The Five Rivers MetroParks District requested the District's assistance in 2019 with financing and expediting the replacement of the Deeds Point Pedestrian Bridge a closed pedestrian bridge spanning the Mad River on the north side of downtown Dayton. Finally, the Miami Township Community Improvement Corporation engaged the District in 2019 to finance and construct a local roadway connection to SR 741 to support a major economic development project in the Township.

The management of the District is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the District are protected from loss, theft or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles (GAAP). The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived from its implementation; and (2) the valuation of cost and benefits requires estimates and judgments by management.

SIGNIFICANT FINANCIAL POLICIES

The District's revenue is tied to the projects that it manages. The Board has made it a policy to charge fees for the projects the District manages or finances. The fee policy allows for the discretion of the Board to vary from the prescribed policy if the Board and Executive Director determine the District's involvement is critical to the completion of the project. The District typically takes the fee during the issuance of bonds on the projects. The District also has made a concerted effort to keep overhead costs low by having accounting contracted through the Butler County Transportation Improvement

District and having offices in Montgomery County building along with a shared service agreement to help reduce costs.

FACTORS AFFECTING FINANCIAL CONDITION

The District has a limited source of revenues that can be derived to help fund operations. The District is focusing on management charges for project development/completion to finance its operations. The District annually examines the list of current projects and other projects throughout Montgomery County that can be expedited through the District's streamlined process.

The County's unemployment rate for December 2020 was 5.2 percent, which is up 1.4 percent from the 2019 rate. As the economy recover from the pandemic, the District has been lucky to have partners in Montgomery County, Miami Township, and Cities of Union, Miamisburg, Springboro, and Dayton that are forward thinking and willing to use their own balance sheets to finance development projects across Montgomery County. This activity will help alleviate the financial stress that reduced income taxes, property taxes and sales taxes have put on our local government partners as the anticipated development will produce a significant amount of revenue for all those governments. The District continues to work with a very small operating budget in comparison to the project activity.

OTHER INFORMATION

Independent Audit

This report includes an unmodified audit report regarding the District's financial statements. Charles E. Harris & Associates, CPAs conducted this year's audit. The Independent Auditor's Report on the basic financial statements is included in the financial section of this report.

Awards

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the District for its comprehensive annual financial reporting (CAFR) for the fiscal year ended December 31, 2019. This was the seventeenth year the District submitted and received the award for excellence in financial reporting. In order to be awarded a Certificate of Achievement, the District must publish a clear and effective CAFR. The District feels the 2020 CAFR meets these requirements and will successfully receive the award also.

Acknowledgements

A note of sincere appreciation is extended to many hardworking and committed people who have contributed their time and effort to prepare this report. The District staff would like to extend their sincere appreciation to the hard working Board Members and those individuals at the Montgomery County Commission and Economic Development offices that made it possible for the District to achieve the success it has so far. The District would also like to thank our local government partners and development partners for their dedication and drive to see projects such as the Fairgrounds, North Airport Access, Project Walnut, Austin Center Interchange, Byers Road and Austin Landing become a reality. We also want to make a special mention to our dedicated staff members Crystal Corbin, Michael Eddy, Vanessa Glotfelter and Veronica Hull, for the hard work they do to help us deliver on our project commitments. A special note of thanks is extended to our legal counsel, Beverly Shillito, Nick Endsley, Gregory Daniels and Chris Franzmann, for their efforts to put together all the financing documents necessary to bring our projects to reality.

Respectfully submitted,

Executive Director	Secretary/Treasurer
Steve Stanley	TomTatham

2020 Montgomery County
Transportation Improvement District

Board of Trustees

5 Voting appointed by County Commissioners
2 Non-Voting appointed by General Assembly

TID Executive Director

Steve Stanley

Assistant TID Executive Director

Crystal Corbin

Administrative Assistant

Veronica Hull

Director of Engineering

Vanessa Glotfelter

Sebaly Shillito + Dyer

General Counsel
Bev Shillito

Butler County TID

Accounting
Sean Fraunfelter, Finance Director

MONTGOMERY COUNTY
TRANSPORTATION IMPROVEMENT DISTRICT

2020 BOARD MEMBERS

Voting	*Occupation*	*Board Member Since*
Art Meyer, Chairperson	Community Leader	January 2008
Stephanie Singer – Vice Chairperson	Reed Elsevier Technology	February 2011
Tom Tatham- Treasurer	Dayton Power and Light	March 2015
Walt Hibner	Vectren	August 2017
David Bills	Brown and Bills Group	June 2012

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Montgomery County, Ohio
Transportation Improvement District

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

December 31, 2019

Christopher P. Morrill

Executive Director/CEO

FINANCIAL

SECTION

5510 Pearl Road STE 102
Parma OH 44129-2527
Charles E. Harris & Associates, Inc. Office phone - (216) 575-1630
Certified Public Accountants Fax - (216) 436-2411

INDEPENDENT AUDITOR'S REPORT

Montgomery County Transportation Improvement District
Montgomery County
451 West Third Street
Dayton, Ohio 45422

To the Board of Trustees:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund and the aggregate remaining fund information of the Montgomery County Transportation Improvement District, Montgomery, Ohio (the District), as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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 audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 the 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 District'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 District'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 respective financial position of the governmental activities, each major fund and the aggregate remaining fund information of the Montgomery County Transportation Improvement District, Montgomery, Ohio, as of December 31, 2020, and the respective changes in financial position thereof for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 13 to the financial statements, the financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of the District. We did not modify our opinion regarding this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require this presentation to include management's discussion and analysis, required budgetary comparison schedules and schedules of net pension and OPEB liabilities and pension and OPEB contributions listed in the table of contents, to supplement the basic financial statements. Although this information is not part of the basic financial statements, the Governmental Accounting Standards Board considers it essential for placing the basic financial statements in an appropriate operational, economic, or historical context. We applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, consisting of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, to the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to opine or provide any other assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Montgomery County Transportation Improvement District's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 21, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District'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 District's internal control over financial reporting and compliance.

Charles E. Harris & Associates, Inc.
June 21, 2021

Our discussion and analysis of the Montgomery County Transportation Improvement District's (the "District") financial performance provides an overview of the District's financial activities for the fiscal year ended December 31, 2020. Please review it in conjunction with the basic financial statements, which begin on page 12.

FINANCIAL HIGHLIGHTS

- The District had $19.1 million in net position at December 31, 2020, an increase of $5.3 million over fiscal year 2019 mainly from Miami Township's refunding of the District's Austin Landing Phase 1 bonds.
- The District had $5.3 million in program expenses that were offset by $12.6 million of program revenues as the Miami Township deposit to refund the outstanding revenue bonds eliminated that liability but the revenue is still shown on the statement.
- Governmental fund revenues were $14.6 million for 2020 with 91.5 percent of those revenues related to reimbursements for project costs or debt service of the District.
- The District drew down amounts on three state infrastructure bank loans for the Lower Miamisburg Road, Vienna Parkway and the US 40 widening project. The District had the Austin Landing Phase 1 bonds paid off during year. These transactions netted to $28.7 million in outstanding bonds and loans for fiscal year 2020.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities (on pages 12-13) provide information about the activities of the District as a whole and present a long-term view of the District's finances. Fund financial statements start on page 14. These statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's funds.

Reporting the District as a Whole

<u>The Statement of Net Position and the Statement of Activities</u>

Our analysis of the District as a whole begins here. One of the most important questions asked about the District's finances is "Is the District as a whole better off or worse as a result of the year's activities?" As the net position increased significantly, the answer is very much yes. The District continues to work on critical projects for Montgomery County to provide an economic development tool with projects such as Austin Center Interchange, development projects located near the Dayton International Airport, along State Route 35 to the west of Dayton and the new project at I-675 in Centerville. The question we hope that we are answering is, "Where is the District going and are we headed in the right direction?"

The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer those two questions. These statements include all the assets, deferred outflows of resources, liabilities and deferred inflows of resources using the accrual basis of accounting, which is similar to accounting used by most private-sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's *net position* and change in it. One can think of the District's net position, the difference between assets (what the District owns), deferred outflows of resources, liabilities (what the District owes) and deferred inflows of resources as one way to measure the District financial health, or *financial position*. Over time, *increases or decreases* in the District's net position is one indicator of whether its *financial health* is improving or deteriorating. One will need to consider other nonfinancial factors, however, such as changes in the District's jurisdiction, the availability of capital projects, and continuing local government support to assess the **overall health** of the District.

Reporting the District's Most Significant Funds

Major Funds
General
Austin Center Interchange
725/741 Development
I70/I75 Development

Fund Financial Statements

Our analysis of the District's major funds begins on page 9. The fund financial statements begin on page 14 and provide detailed information about the most significant funds, not the District as a whole. Some funds are required to be established by State law. However, the Board establishes other funds to help control and manage money for a particular purpose (ex. various capital project funds). The District only has governmental funds.

Governmental Funds: The District's services are reported in the governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using the modified accrual method of accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the District's operations and the services it provides. Governmental fund information helps one determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. We describe the relationship (or differences) between *governmental activities* (reported in the government-wide statements) and the governmental funds in the reconciliation at the bottom of the fund financial statements.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes can be found on pages 18-48 of this report.

Required Supplementary Information: The District presents budgetary information for the General fund in the required supplementary information along with notes that described the District's budgetary process. The related information for GASB 68 pension and GASB 75 OPEB disclosures are presented as well. The required supplementary information can be found on pages 49-56 of this report.

Other information: In addition to the basic financial statements and accompanying notes, this report also presents supplementary information, combining and individual fund statements and schedules and statistical information which can be found on pages 57-66 of this report.

Statistical Information. Statistical information presents a year by year comparison of how the District is doing in several areas. This information can be found starting on page 67 of this report.

THE DISTRICT AS A WHOLE

As stated previously, the Statement of Net Position looks at the District as a whole. The following table provides a summary of the District's net position for 2020 compared to 2019.

Net Position

	2019	2020	Change
Current Assets and Other Assets	$35,890,364	$28,784,143	($7,106,221)
Capital Assets	29,798,361	29,753,384	(44,977)
Total Assets	65,688,725	58,537,527	(7,151,198)
Deferred Outflows of Resources	251,532	119,162	(132,370)
Current Liabilities	3,248,569	2,815,627	(432,942)
Long-Term Liabilities			
Net Pension Liability	642,249	444,333	(197,916)
Net OPEB Liability	284,742	289,098	4,356
Other Long-Term Liabilities	32,538,130	26,958,264	(5,579,866)
Total Liabilities	36,713,690	30,507,322	(6,206,368)
Deferred Inflows of Resources	15,432,961	9,022,059	(6,410,902)
Net Position:			
Net Investment in Capital Assets	11,064,286	15,510,281	4,445,995
Restricted	1,760,847	8,785,790	7,024,943
Unrestricted	968,473	(5,168,763)	(6,137,236)
Total Net Position	$13,793,606	$19,127,308	$5,333,702

In prior years, the District adopted GASB Statement 68, "Accounting and Financial Reporting for Pensions—an Amendment of GASB Statement 27," which significantly revises accounting for pension costs and liabilities. The District adopted GASB Statement 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pension," which significantly revises accounting for other postemployment benefit (OPEB) costs and liabilities. For reasons discussed below, many end users of this financial statement will gain a clearer understanding of the District's actual financial condition by adding deferred inflows related to pension and OPEB, the net pension liability and net OPEB liability to the reported net position and subtracting deferred outflows related to pension and OPEB.

Governmental Accounting Standards Board standards are national and apply to all government financial reports prepared in accordance with generally accepted accounting principles. When accounting for pension/OPEB costs, GASB 27 and GASB 45 focused on a funding approach. This approach limited pension/OPEB costs to contributions annually required by law, which may or may not be sufficient to fully fund each plan's *net pension/net OPEB liability*. GASB 68 and GASB 75 take an earnings approach to pension/OPEB accounting; however, the nature of Ohio's statewide pension/OPEB systems and state law governing those systems requires additional explanation in order to properly understand the information presented in these statements.

GASB 68 and GASB 75 require the net pension liability and net OPEB liability to equal the District's proportionate share of each plan's collective:

1. Present value of estimated future pension benefits attributable to active and inactive employees' past service
2 Minus plan assets available to pay these benefits

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

The employee enters the employment exchange with the knowledge that the employer's promise is limited not by contract but by law. The employer enters the exchange also knowing that there is a specific, legal limit to its contribution to the pension system. In Ohio, there is no legal means to enforce the unfunded liability of the pension/OPEB plan *as against the public employer*. State law operates to mitigate/lessen the moral obligation of the public employer to the employee, because all parties enter the employment exchange with notice as to the law. The retirement system is responsible for the administration of the plan.

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

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

Other than pensions, net position of the District's activities increased significantly. The largest change was the intergovernmental receivable, long term liabilities and deferred inflows of resources all dropped as the recording of transactions in connection with the Austin Landing Phase 1 bonds were removed after Miami Township refunded the District's bonds. The revenue is still reported which caused the net position to increase year over year. For the current year, the District dedicated two projects to the local governments. Those assets being removed plus current year depreciation exceeded the additions to construction in progress.

Besides the Austin Landing Phase I bonds being paid off, the District saw an additional $2 million for three long term loans. The District paid down just under $1.8 million on the bonds from the prior year. The District continues as a viable option to issue debt through direct borrowings or direct placements with the State of Ohio SIB program to assist local governments through Montgomery County and now Greene County for infrastructure and economic needs.

The following tables look at the change in the District's revenues and expenses from 2020 to 2019.

Statement of Activities

	2019	2020	Change
Program Revenues:			
Charges for Services	$353,222	$492,397	$139,175
Capital Grants	9,594,051	12,105,779	2,511,728
General Revenues:			
Interest	19,246	2,258	(16,988)
Other	185,107	432,401	247,294
Total Revenue	10,151,626	13,032,835	2,881,209
Program Expenses			
General Government	3,095,026	3,690,732	595,706
Transportation	183,522	183,522	0
Interest and Fiscal Charges	1,536,233	1,415,740	(120,493)
Total Expenses	4,814,781	5,289,994	475,213
Excess Before Special Item	5,336,845	7,742,841	2,405,996
Special Item	(41,921,138)	(2,409,139)	39,511,999
Change in Net Position	(36,584,293)	5,333,702	$41,917,995
Beginning Net Position	50,377,899	13,793,606	
Ending Net Position	$13,793,606	$19,127,308	

The District is dependent on project management fees. For 2019, the District received project management fees on eleven different projects. The largest related to the Fairgrounds with the fees on the North Airport Project Access, Lower Miamisburg, Lyons Road and Deeds Point bridge making up the majority of the balance of the amount. For 2020, the District received project management fees on four different projects. The largest one was received at year end of the US 40 widening project.

Capital grants for 2019 were related to traditional transportation project agreements in place with the local government partners. The grants increased in 2020 as additional revenue was recognized with Miami Township paying off the Austin Landing Phase 1 bonds; whereas, those payments were reported as unearned revenue in prior years.

Overall, the program expenses did not change much between the years. The general government expenses increased slightly with higher operating costs as the District filled the position of Director of Engineering to help with the additional capital projects. The interest expense dropped as the principal balance on the outstanding debt obligations decreased.

THE DISTRICT'S FUNDS

The following is a summary of the individual funds and an analysis of the ending fund balances.

General	$ 533,572
Austin Center Interchange	1,247,410
725/741 Development Fund	435,951
I70/I75 Development Fund	427,363

The general fund balance is used to fund the other projects until certain financing obligations are received. The fund balance of the general fund increased with higher project management fees on various projects. The District has pledged $260,000 to a debt reserve in the Austin Center Interchange fund that is released 1/5 annually (two years remaining).

The Austin Center Interchange project saw a fund balance decrease slightly. The District spent down revenue from prior years on projects such a Deeds Point Bridge and the Miamisburg Wetland project.

The 725/741 Development Fund is reporting the Vienna Parkway Project in this fund. The project kicked-off with a right of way purchase at the end of 2019. The District partnered with Miami Township and the Miami Township CIC to fund this project. The fund is showing a positive net change as the CIC deposited funds to assist with cash flow on the construction project. The $1.5 million in construction expenditures are being financed with a state infrastructure bank (SIB) loan.

The I70/I75 Development fund is used to account for several different projects in the northern portion of the county. The District has been working with our northern local governments on development of infrastructure to support distribution and manufacturing facilities located on and near the Dayton International Airport, including several economic development projects and improvements along US Route 40 planned to complement completed improvements to Union Airpark Boulevard for Proctor and Gamble's Dayton Mixing Center. The fund balance decreased in 2020 although the TIF deposits were larger due to reimbursements to the City of Union for related project costs. Under the terms of the intergovernmental agreement among the City of Union, Montgomery County, and the District, the City deposits with the District all of the TIF revenue generated from the P&G facility as a pledge to two debt service obligations held by the Dayton Montgomery County Port Authority. The District, Montgomery County, and City of Union can agree to release other funds if they fall under the agreement guidelines. The District and several communities secured a SIB loan for the widening of US 40 project. The right of way and engineering was finalized in 2020 with the construction starting in the first quarter of 2021.

Nonmajor Funds:

The Brookville fund is used to account for the extension of Market Street in the City of Brookville to open up hundreds of acres for development in the city. The project was constructed and open to traffic during 2017. The fund handles the debt service obligations currently.

The Fairgrounds fund is used to account for costs associated with the implementation of continuing capital improvements adjacent to and on the Montgomery County Fairground. The District is also assisting in the creation of a Joint Economic Development District in Jefferson Township.

The 675 Development Fund is used to account for an initial study that the District and City of Centerville have agreed to pursue related to the possible reconfiguration of an interchange along Interstate 675. Greene County and Sugarcreek Township joined the District and City to submit a SIB application for the next phase of the project.

New for 2020, the Downtown Miamisburg Projects fund was created to assist the City of Miamisburg in the redevelopment of the Suttman Building. The Trotwood Development fund was created to assist the City in the configuration of a local intersection to improve traffic safety.

Original and Final Budgets – General Fund

The original budget was prepared in July 2019 when the District didn't know what projects would exist in 2020; however, the annual contribution from the County was received in 2020 for both fiscal year 2019 and 2020.

The District increased final budget expenditures slightly as additional staff was hired during the year.

Final versus Actual Budget – General Fund

The actual revenues exceeded the final budget with the administration fee received in late 2020 on the US 40 widening project. The final expenditures came in slightly lower as professional services related to operations were under the budget.

CAPITAL ASSETS AND DEBT ADMINISTRATION

The District capitalized $2.5 million in construction in progress during the year. The District tracks the project expenditures as construction in progress and once the project is completed the various improvements will be dedicated to the appropriate agency. The District removes projects when all the contractual obligations the District agreed to complete were finished and the improvements have been turned over to another government. For fiscal year 2020, that resulted in removing $2.4 million from nine different projects. See note 3 of the financial statements for more information.

The District has two bonds and seven state infrastructure bank (SIB) loans outstanding totaling $28.7 million for projects in the Austin Center area, Byers Road project, Market Street project, Lyons Road, Lower Miamisburg Road, Vienna Parkway and US 40 widening project. For more information, see note 7 of the financial statements.

ECONOMIC FACTORS

The District was created to operate on a countywide basis. In the winter, the staff and Trustees met to discuss and reprioritize projects. The District updated the list of needed projects that covers the various areas of the county during the 2020 work plan meeting, which included potential projects around the Dayton International Airport. The County is divided by two of the major interstates in the country and is a prime location for attracting new manufacturing and distribution facilities.

With the District's focus on the Austin Center area to the south of the City of Dayton continuing, the area has seen development increase on both the northeast and northwest quadrants of the Austin Interchange that brings the increase in valuation to over $276 million in development into the area adjacent to the Interchange at the end of 2020.

The District continues to evaluate the northern, eastern and western corridors and the urban core of Montgomery County as a way to expedite economic growth throughout the county. The Interstate corridor will be a major development down the road as the District, the Miami Valley Regional Planning Commission and Department of Transportation jointly tackle this task. The future provides an opportunity for the District to work with the City of Dayton and our northern county governments to make improvements to areas in their jurisdiction.

It is important that the District is able to succeed in the development of the listed and future projects not only for Montgomery County and its residents, but also for the longevity of the District. The District will need to generate management fees from mature projects to continue to absorb early stage costs of developing projects. With additional projects to better the transportation quality of Montgomery County, the District will be able to prosper while providing the residents with an easier way to get from one place to the next.

Request for Information

The financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Montgomery County Transportation Improvement District, 451 West Third Street, Dayton, Ohio 45422.

Steven B. Stanley
Executive Director

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

STATEMENT OF NET POSITION
DECEMBER 31, 2020

Assets:	
Current Assets:	
Cash and Cash Equivalents	$ 1,419,246
Restricted Cash and Cash Equivalents	2,352,388
Accounts Receivable	6,460
Intergovernmental Receivable	20,112,313
Interest Receivable	4,893,736
Total Current Assets	28,784,143
Noncurrent Assets:	
Depreciable Capital Assets	3,706,571
Nondepreciable Capital Assets	26,046,813
Total Noncurrent Assets	29,753,384
Total Assets	58,537,527
Deferred Outflows:	
Pension	71,904
OPEB	47,258
Total Deferred Outflows	119,162
Liabilities:	
Current Liabilities:	
Accounts Payable	75,892
Contracts Payable	173,848
Accrued Interest Payable	123,680
Current Portion of State Infrastructure Bank Loan Payable	609,478
Current Portion of Special Obligation Bonds Payable	1,345,000
Unearned Revenue	487,729
Total Current Liabilities	2,815,627
Noncurrent Liabilities:	
Net Pension Liability	444,333
Net OPEB Liability	289,098
State Infrastructure Bank Loan Payable	5,485,046
Special Obligation Bonds Payable	21,473,218
Total Noncurrent Liabilities	27,691,695
Total Liabilities	30,507,322
Deferred Inflows of Resources:	
Pension	123,442
OPEB	58,617
Intergovernmental Revenues	8,840,000
Total Deferred Inflows of Resources:	9,022,059
Net Position:	
Net Investment in Capital Assets	15,510,281
Restricted for Capital Purposes	8,785,790
Unrestricted	(5,168,763)
Total Net Position	$ 19,127,308

See accompanying notes to the financial statements

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2020

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Change in Net Position: Primary Government: Governmental Activities
Primary Government:				
Governmental Activities:				
General Government	$ 3,690,732	$ 492,397	$ 10,120,792	$ 6,922,457
Transportation	183,522	-	-	(183,522)
Interest and Fiscal Charges	1,415,740	-	1,984,987	569,247
Total Primary Government	$ 5,289,994	$ 492,397	$ 12,105,779	7,308,182
General Revenues:				
Unrestricted Investment Earnings				2,258
Miscellaneous				432,401
Total General Revenues				434,659
Special Item - Loss on Disposal of Construction in Progress				(2,409,139)
Change in Net Position				5,333,702
Net Position - Beginning				13,793,606
Net Position - Ending				$ 19,127,308

See accompanying notes to the financial statements

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

BALANCE SHEET -
GOVERNMENTAL FUNDS
DECEMBER 31, 2020

	General	Austin Center Interchange	725/741 Development	I70/I75 Development
Assets:				
Cash and Cash Equivalents	$ 561,685	$ 857,561	$ -	$ -
Receivables:				
Accounts	100	-	-	6,360
Interest	-	4,893,736	-	-
Intergovernmental	11,187	18,255,934	-	-
Restricted Assets:				
Restricted Cash and Cash Equivalents	-	801,167	535,876	559,306
Total Assets	$ 572,972	$ 24,808,398	$ 535,876	$ 565,666
Liabilities				
Payable:				
Accounts	$ 28,113	$ 6,458	$ -	$ 39,407
Contracts	-	2,725	99,925	6,942
Unearned Revenue	-	402,135	-	85,594
Total Liabilities	28,113	411,318	99,925	131,943
Deferred Inflows of Resources:				
Intergovernmental and Interest Revenues	11,287	23,149,670	-	6,360
Total Deferred Inflows of Resources:	11,287	23,149,670	-	6,360
Fund Balances				
Restricted for Capital Purposes	-	1,247,410	435,951	427,363
Unassigned	533,572	-	-	-
Total Fund Balances	533,572	1,247,410	435,951	427,363
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 572,972	$ 24,808,398	$ 535,876	$ 565,666

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Long-term receivables are not available to pay for current period expenditures and therefore are deferred in the funds.

The net pension/OPEB liability is not due and payables in the current period; therefore, the liability and related deferred inflows/outlfows are not reporting in governmental funds.

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.

Special Obligation Bonds
Premium/Discount
State Infrastructure Loan
Accrued Interest Payable

Net Position of Governmental Activities

See accompanying notes to the financial statements

Other Governmental Funds	Total Governmental Funds
$ -	$ 1,419,246
-	6,460
-	4,893,736
1,845,192	20,112,313
456,039	2,352,388
$ 2,301,231	$ 28,784,143
$ 1,914	75,892
64,256	173,848
-	487,729
66,170	737,469
1,845,192	25,012,509
1,845,192	25,012,509
452,046	2,562,770
(62,177)	471,395
389,869	3,034,165
$ 2,301,231	
	29,753,384
	16,172,509
	(796,328)
	(22,649,733)
	(168,485)
	(6,094,524)
	(123,680)
	$ 19,127,308

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2020

	General	Austin Center Interchange	725/741 Development	I70/I75 Development	Other Governmental Funds	Total Governmental Funds
Revenues:						
Intergovernmental	$ 600,000	$ 8,982,985	$ 348,304	$ 2,223,639	$ 1,170,072	$ 13,325,000
Charges for Services	499,397	-	-	-	-	499,397
Investment Earnings	1,713	489,058	-	-	-	490,771
All Other	148,891	169,218	-	-	-	318,109
Total Revenues	1,250,001	9,641,261	348,304	2,223,639	1,170,072	14,633,277
Expenditures:						
Current:						
General Government	848,063	134,199	934	69,183	127,105	1,179,484
Capital Outlay	-	404,216	1,500,119	968,403	53,426	2,926,164
Intergovernmental	-	50,676	-	1,575,969	450,000	2,076,645
Debt Service:						
Principal	-	7,787,828	-	-	85,484	7,873,312
Interest	-	1,355,088	6,000	-	61,390	1,422,478
Issuance Costs	-	-	-	8,000	-	8,000
Total Expenditures	848,063	9,732,007	1,507,053	2,621,555	777,405	15,486,083
Excess of Revenues Over (Under) Expenditures	401,938	(90,746)	(1,158,749)	(397,916)	392,667	(852,806)
Other Financing Sources:						
Face Value of Loans Payable	-	64,588	1,601,186	338,000	-	2,003,774
Net Change in Fund Balances	401,938	(26,158)	442,437	(59,916)	392,667	1,150,968
Fund Balances - beginning	131,634	1,273,568	(6,486)	487,279	(2,798)	1,883,197
Fund Balances - ending	$ 533,572	$ 1,247,410	$ 435,951	$ 427,363	$ 389,869	$ 3,034,165

See accompanying notes to the financial statements

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS TO STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2020

Net Change in Fund Balances - Total Governmental Funds		$1,150,968
Amounts reported for governmental activities in the Statement of Activities are different because:		
Capital outlays are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of capital assets is allocated over their estimated useful lives as depreciation expense. In the current period, these amounts are:		
Construction in progress additions	2,547,684	
Construction in progress deletions	(2,409,139)	
Depreciation expense	(183,522)	
Additions over depreciation expense		(44,977)
Because some revenues will not be collected for several months after the District's fiscal year end, they are not considered "available" revenues and are deferred in the governmental funds.		
Misc Revenue	99,073	
Intergovernmental	(1,856,120)	
Accreted Interest	141,386	
		(1,615,661)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. The difference in the amount of interest on the Statement of Activities is the result of the following:		
Amortization of debt premium/discount	15,219	
Decrease in accrued interest payable	14,738	
		29,957
Bond and oter debt proceeds are reported as other financing sources in governmental fund and thus contributed to the change in fund balances. In the government-wide statements; however, issuing debt increases long-term liabilities in the statement of net position and does not affect the statement of activities.		
Proceeds from SIB Loan		(2,003,774)
Repayment of long-term debt is reported as an expenditure in governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. In the current fiscal year, these amounts consist of:		
Bond payments		7,873,312
Contractually required contributions are reported as expenditures in governmental funds; however, the statement of net position reports these amounts as deferred outflows.		(48,174)
Except for amounts reported as deferred inflows/outflows, changes in the net pension liability are reported as pension expense in the statement of activities.		(7,949)
Change in Net Position of Governmental Activities		$5,333,702

See Accompanying Notes to the Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The Montgomery County Transportation Improvement District (the “District”) is a body, both corporate and politic, created for the purpose of financing, constructing, maintaining, repairing and operating selected transportation projects. The District was specifically formed under Ohio Revised Code, Chapter 5540, as amended, and created by action of the Board of County Commissioners of Montgomery County on August 14, 2001.

The District is a jointly governed entity administered by a Board of Trustees (“Board”) that acts as the authoritative and legislative body of the entity. The Board is comprised of seven board members, of which five are voting and two are non-voting appointed by the County and State governments. Of the seven, three are elected as officers of the District; Chair(person), Vice-Chair(person), and Secretary-Treasurer. Each Officer serves a one-year term; there are no term limits for reappointment. No Board Members receive compensation for serving on the Board.

The Board of Trustees annually appoints the Chair(person) of the Board from existing Board members. The Chair responsibilities are to preside at all meetings of the Board; to be the chief officer of the District; perform all duties commonly incident to the position of presiding officer of a board, commission or business organization and to exercise supervision over the business of the District, its officers and employees.

The accompanying basic financial statements include all organizations, activities, and functions that comprise the District. Component units are legally separate entities for which the District (the primary entity) is financially accountable. Financial accountability is defined as the ability to appoint a voting majority of the organization’s governing body and either (1) the District’s ability to impose its will over the organization or (2) the potential that the organization will provide a financial benefit to, or impose a financial burden on, the District. Using these criteria, the District has no component units.

B. Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not properly included among program revenues are reported instead as *general revenues*. Major individual governmental funds are reported as separate columns in the fund financial statements.

C. **Measurement focus, basis of accounting and financial statement presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Revenue from intergovernmental agreements and charges for service associated with the current fiscal period is considered being susceptible to accrual and has been recognized as revenues of the current fiscal period. All other revenue items are considered measurable and available only when the District receives cash.

Fund Accounting

The District 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 District uses governmental funds.

Governmental Funds

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

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The District reports the following major governmental funds:

General Fund – The General Fund is used to account for all financial resources of the District except those required to be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Ohio and the bylaws of the District.

Austin Center Interchange – The District continues working with local municipalities around the Austin Interchange on Interstate 75. The District is finalizing the Austin Landing projects that has already shown significant development into the northeast corner of the Interchange in two separate phases for the project. The District worked with the Austin Center JEDD on a aesthetic project to improve the look of the interchange. The District's focus now is in the northwest corner where projects like United Grinding and the Oberer development are bringing economic value to the area.

725/741 Development – Initially, the District worked with Miami Township to improve certain infrastructure around the Dayton Mall and surrounding area. The project was completed in 2010 and the District finalized the right of way appropriation cases and a portion of the remaining fund balance to the Township during 2011. The improvements have been very successful in helping the traffic flow around the Dayton Mall and Walmart store. Starting in 2018, the District worked with Miami Township to assist in infrastructure improvements around and north of the Dayton Mall that is formally called the Vienna Parkway project. That project is expected to be completed in 2021.

I70/I75 Development – The District has successfully received funding from the Transportation Review Advisory Council and the State of Ohio House Bill 114 funding to work on the logistics park engineering and Dogleg Road project in the northern part of the County. The District also worked with the City of Union and Montgomery County on the logistic park (referred to locally as Project Walnut) to provide infrastructure needs to support the Proctor and Gamble large manufacturing facility. The District has since moved its focus to around the Dayton International Airport. During 2016, the District was able to complete what is referred to as the Air Cargo project providing new access to over a 500,000 square foot manufacturing facility. The District is now working on an infrastructure program for State Route 40 that involves multi-jurisdictional support from the Cities of Dayton, Union and Vandalia as well at Montgomery County. The construction project to widen US 40 started in late 2020.

Revenues - Exchange and Non-exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the District, available means expected to be received within thirty-one days of fiscal year-end. Under the modified accrual basis, only revenue from intergovernmental agreements and charges for service are considered to be both measurable and available at fiscal year-end.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Nonexchange transactions, in which the District receives value without directly giving value in return, includes grants and donations. On an accrual basis, revenue from grants and agreements is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the fiscal year when use is first permitted, matching requirements, in which the District must provide local resources to be used for a specific purpose, and expenditure requirements, in which the resources are provided to the District on a reimbursement basis. On a modified accrual basis, revenue from nonexchange transactions must be available before it can be recognized.

Deferred Outflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense) until then. For the District, deferred outflows of resources are reported on the government-wide statement of net position for pension and other postemployment benefits (OPEB). The deferred outflows of resources related to pension/OPEB are explained in Notes 10 and 11.

Deferred Inflows of Resources

Deferred inflows of resources arises when assets are recognized before revenue recognition criteria have been satisfied. Grants and entitlements received before the eligibility requirements are met are also recorded as deferred inflows of resources. On governmental fund financial statements, receivables that will not be collected within the available period have also been reported as deferred inflows of resources. The District reports a very large deferred inflow of resources resulting from local governments' pledge of payment to the District in relation to the capital appreciation bonds or general obligation bonds they issued for payment of the District's related special obligation bonds and loans. The District also reports a deferred inflow for pension/OPEB related items. The deferred inflows of resources related to pension/OPEB are explained in Notes 10 and 11.

Unearned Revenue

The District reports unearned revenue in relation to the grant revenue received from Miami Township in respect to the Park and Recreational Trail project around the Austin Landing Development. The Township provided the money to the District but the District has the obligation to complete the respective projects in order to recognize the revenue. The District has some projects that have advanced funds for cash flow purposes that are reported as unearned revenue at December 31, 2020.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Expenses/Expenditures

On an accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable.

Cash and Cash Equivalents

Cash received by the District is held for operating and construction purposes. Cash related to operating purposes is presented as “Cash and Cash Equivalents” on the statement of net position and governmental fund balance sheet by fund. The District also maintains cash for construction purposes that was obtained through bond issuance or grants from Montgomery County. The cash related to those purposes is presented as “Restricted Cash and Cash Equivalents.”

Following Ohio statutes, the Board of Trustees has, by resolution, specified the funds to receive an allocation of interest earnings. Interest revenue credited to the general fund during fiscal year 2020 amount to $1,713, no amounts were assigned from other District funds as they receive interest from the restricted cash sources. The Austin Center Interchange fund also received interest in the restricted construction account of $545. The Austin Center Interchange fund also reported interest revenue in relation to the local government’s pledged revenue payments from their capital appreciation bonds that are used to pay off the District’s outstanding debt. The amount reported for fiscal year 2020 was $488,513 for the Austin Interchange special obligation bonds and Byers Road State Infrastructure Bank Loan.

Capital Assets

Capital assets generally result from expenditures in the governmental funds. These assets are reported in the governmental activities column of the government-wide statement of net position but are not reported in the fund financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. The District maintains a capitalization threshold of $5,000. The District does not possess any infrastructure. Improvements are capitalized; the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not.

The District reports the assets as construction in progress until the project is completed and either deeded over to the respective local government or a dedication plat is filed. For fiscal year 2020, the District reports land improvements for leases on parking lots (straight line depreciation over twenty-seven years) and park land (straight line depreciation over thirty years). During the 2020, the District removed two projects from the construction in progress listing as the local government took over responsibility of the project either through an intergovernmental agreement or dedication plat. The special item of ($2,409,139) on the statement of activities relates to those transactions.

Intergovernmental Revenues

For governmental funds, intergovernmental revenues, such as grants and contributions awarded on a non-reimbursement basis, are recorded as receivables and revenues when measurable and available. For the District, the majority of intergovernmental revenues are derived through reimbursement contracts with participating local governments for repayment of expense incurred related to engineering or construction related projects. The District also reports intergovernmental revenues from the current obligations due on the debt obligations the local governments have pledged their capital appreciation bonds against.

Fund Balance

The District reports the following categories:

- Restricted fund balances related to bond proceeds maintained in segregated accounts for construction and required to be held for payment of debt service obligations.

- Unassigned fund balance is the residual classification for the General Fund and includes all spendable amounts not contained in the other classifications. In other governmental funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted.

The District applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted amounts are available.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Pensions/OPEB

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

Net Position

Net position is the residual amount when comparing assets and deferred outflows of resources to liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are legal limitations imposed on their use by District legislation or external restrictions by creditors, grantors, laws or regulations of other governments.

When both restricted and unrestricted net position are available for use, it is the District's policy to apply restricted net position first, and then unrestricted.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

NOTE 2 – DEPOSIT AND INVESTMENTS

Cash resources of several individual funds are combined to form a pool of cash and investments. The District may invest in the following securities.

- United States Treasury notes, bills, bonds, or any other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal or interest by the United States;

- Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to, the federal national mortgage association, federal home loan bank, federal farm credit bank, federal home loan mortgage corporation, government national mortgage association, and student loan marketing association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities;

NOTE 2 – DEPOSIT AND INVESTMENTS (Continued)

- Written repurchase agreements in the securities listed above, provided that the fair value of the securities subject to the repurchase agreement must exceed the principal value of the agreement by at least two percent and be marked to market daily, and that the term of the agreement must not exceed thirty days;

- Interim deposits in eligible institutions applying for interim funds;

- Bonds and other obligations of the State of Ohio;

- No-load money market mutual funds consisting exclusively of obligations described in the first two bullets of this section and repurchase agreements secured by such obligations, provided that investments in securities described in this division are made only through eligible institutions;

- The State Treasury Asset Reserve of Ohio (STAR Ohio);

- Certain banker's acceptances and commercial paper notes for a period not to exceed one hundred eighty days from the purchase date in an amount not to exceed forty percent of the interim monies available for investment at any one time; and,

- Written repurchase agreements in the securities described in (1) and (2) provided the market value of the securities subject to the repurchase agreement must exceed the principal value of the agreement by at least two percent and be marked to market daily, and the term of the agreement must not exceed thirty days.

Investments in stripped principal or interest obligations, reverse repurchase agreements and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage, the use of leverage and short selling are also prohibited. An investment must mature within five years from the date of purchase unless matched to a specific obligation or debt of the District, and must be purchased with the expectation it will be held to maturity. Investments may be made only upon delivery of the securities representing the investments to the Finance Director or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

A. Deposits

At fiscal year-end, the carrying value of the District's deposits was $3,771,634 and the bank balance was $3,771,703. $490,746 of the District's deposits was insured by federal depository insurance. Based on criteria described in GASB Statement No. 40, "Deposits and Investment Risk Disclosures", as of December 31, 2020, $3,280,957 of the District's bank balance was uninsured and collateralized with securities held by the pledging financial institution's trust department or agent, but not in the District's name.

NOTE 2 – DEPOSIT AND INVESTMENTS (Continued)

The District has no deposit policy for custodial risk beyond the requirements of State statute. Ohio law requires that deposits be either insured or be protected by eligible securities pledged to and deposited either with the District or a qualified trustee by the financial institution as security for repayment, or by a collateral pool of eligible securities deposited with a qualified trustee and pledged to secure the repayment of all public monies deposited in the financial institution whose fair value at all times shall be at least one hundred five percent of the deposits being secured.

B. Investments

As of December 31, 2020, the District had no investments.

Interest Rate Risk - The District has no investment policy that addresses interest rate risk. State statute requires that an investment mature within five years from the date of purchase, unless matched to a specific obligation or debt of the District, and that an investment must be purchased with the expectation that it will be held to maturity.

Credit Risk - The District has no investment policy that would further limit its investment choices.

Custodial Credit Risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The District has no investment policy dealing with investment custodial risk beyond the requirement in state statute that prohibits payment for investments prior to the delivery of the securities representing such investments to the treasurer or qualified trustee.

Concentration of Credit Risk - The District places no limit on the amount it may invest in any one issuer.

NOTE 3 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended December 31, 2020, was as follows:

	Balance 12/31/19	Increases	Decreases	Balance 12/31/20
Governmental Activities				
Capital Assets, not being depreciated				
Construction in Progress	$25,908,268	$2,547,684	($2,409,139)	$26,046,813
Capital Assets, being depreciated				
Land Improvements	4,991,225	0	0	4,991,225
Accumulated Depreciation				
Land Improvements	(1,101,132)	(183,522)	0	(1,284,654)
Total	$29,798,361	$2,364,163	($2,409,139)	$29,753,384

The depreciation expenses for fiscal year 2020 was charged against transportation.

NOTE 4 – INTERGOVERNMENTAL REVENUES

The following entities, which are a part of the District, have contributed the following funds during 2020.

Member Name	Contribution (Modified Accrual Basis)
Miami Township	$6,674,997
Ohio Department of Transportation	2,021,210
City of Union	1,858,776
City of Miamisburg	1,257,398
Montgomery County	697,000
Miami Township CIC	326,804
City of Springboro	193,093
City of Brookville	146,874
Austin Center JEDD	90,107
Five River Metroparks	47,543
City of Trotwood	11,198
Total Intergovernmental Revenue	$13,325,000

NOTE 5 – OUTSTANDING COMMITMENTS

The District has several outstanding contracts for professional and contract services. The following amounts remain on these contracts as of December 31, 2020:

Vendor	Outstanding Balance
Simplify – Downtown Miamisburg	$438,750
Oberson Nursery – Vienna Parkway	117,310
LJB Inc – I-675 Wilmington Interchange	38,993

NOTE 6 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; damage to, and theft or destruction of assets; errors and omissions; injuries to employees and natural disaster. During 2020, the District contracted with the U.S Specialty Insurance agency for liability, property, and crime damage. Coverages provided by the company are as follows:

Professional Liability ($10,000 deductible)	$1,000,000
Commercial General Liability	
Each Occurrence/Aggregate	1,000,000/3,000,000
Fire Damage	100,000
Medical Expenses	10,000
Automobile Liability	1,000,000
Umbrella Excess Liability ($10,000 deductible)	6,000,000
Crime Insurance:	
Public Employee's Bond ($500 deductible)	50,000

There have been no significant changes in coverage or claims made over the past three years and there has been no significant reduction in insurance coverage from last year.

NOTE 7 – LONG TERM LIABILITIES

The changes in the District's long-term obligations (non-current liabilities) during the year consist of the following:

	Obligation Outstanding 12/31/19	Additions	Reductions	Obligation Outstanding 12/31/20	Amounts Due in One Year
1 - Special Obligation Bonds	$14,575,000	$0	($795,000)	$13,780,000	$825,000
Bond Premium	207,655	0	(14,833)	192,822	0
2 - Special Obligation Bonds	6,075,000	0	(6,075,000)	0	0
3 – State Infrastructure Bank Loan	684,886	0	(337,345)	347,541	347,541
4 - Special Obligation Bonds	9,350,000	0	(510,000)	8,840,000	520,000
Bond Premium	5,782	0	(386)	5,396	0
5 – State Infrastructure Bank Loan	1,934,203	0	(85,484)	1,848,719	88,068
6 – State Infrastructure Bank Loan	635,607	0	(70,483)	565,124	73,702
7 – State Infrastructure Bank Loan	323,802	64,588	0	388,390	44,092
8 – State Infrastructure Bank Loan	1,005,564	0	0	1,005,564	56,075
9 – State Infrastructure Bank Loan	0	1,601,186	0	1,601,186	0
10 – State Infrastructure Bank Loan	0	338,000	0	338,000	0
Net Pension Liability	642,249	0	(197,916)	444,333	0
Net OPEB Liability	284,742	4,356	0	289,098	0
Total	$35,724,490	$2,008,130	($8,086,447)	$29,646,173	$1,954,478

All of the District loans are considered direct borrowings from the State of Ohio's State Infrastructure Bank. Each loan is backed by a specific pledge of the governmental entity the District is working with on the project and not by the District itself. There are no unused lines of credit for the District.

The net pension/OPEB liability will be paid from the general fund which is the same fund where the salaries are paid. It should be noted the District is only required to pay the annual contractually required amount per the pension system.

NOTE 7 – LONG TERM LIABILITIES (Continued)

1 - Special Obligation Bonds - On July 30, 2010, the District issued $20,335,000 in special obligation bonds for the purpose of the constructing the Austin Center Interchange project. The bonds were issued for a twenty-three year period with a final maturity of December 1, 2033. The bonds will be retired from the TIF revenues pledged by Miami Township, the City of Miamisburg and the City of Springboro in the project area and pay interest at rates ranging from 2% to 5%. These bonds aren't included in the calculation of the net investment in capital assets as the District no longer reports the capital assets.

The District had pledged all intergovernmental revenues from local government's tax increment financing revenues to repay the $20.34 million special obligation bonds. The bonds are solely payable from revenues assigned from local governments to the District as part of the funding agreement between the parties. Total principal and interest remaining on the bonds is $18,396,030 through December 2033. The District received $6.2 million in federal earmarks as part of the financing package on the project and those earmarks will be used to cover debt service over the first four years. The District received $1,412,285 from the three governments for the 2020 debt service. The bonds will be retired from the Austin Centre Interchange fund.

The amortization on the Austin Center Interchange special obligations bonds were as follows:

	1 – Special Obligation Bonds		
Fiscal Year Ending December 31	Principal	Interest	Total
2021	$825,000	$592,460	$1,417,460
2022	850,000	559,460	1,409,460
2023	890,000	525,460	1,415,460
2024	920,000	492,975	1,412,975
2025	960,000	458,475	1,418,475
2026-2030	5,445,000	1,632,150	7,077,150
2031-2033	3,890,000	355,050	4,245,050
Totals	$13,780,000	$4,616,030	$18,396,030

NOTE 7 – LONG TERM LIABILITIES (Continued)

2 - Special Obligation Bonds - On March 16, 2010, the District issued $9,200,000 in special obligation bonds under the economic recovery zone classification for the purpose of the constructing the Austin Landings project. The bonds were issued for a nineteen year period with a final maturity of December 1, 2029. The bonds were refunded by Miami Township Various Purpose General Obligation bonds eliminating the District's outstanding bonds. The bonds were split between taxable and recovery zone economic development bonds with the District receiving a forty-five percent tax credit for the interest payments that is used to help the Township reduce the debt payments.

The District had pledged all intergovernmental revenues from Township's tax increment financing revenues to repay the $9.2 million special obligation bonds. The bonds are solely payable from revenues assigned from Township to the District as part of the funding agreement between the parties. The District received $841,068 in revenue during 2020 related to the payments. The bonds were retired from the Austin Centre Interchange fund.

3 – State Infrastructure Bank Loan – In October 2011, the District made the final draw on the State Infrastructure Loan for construction of the Byers Road improvements. The loan was issued for a ten year period with a final maturity of January 31, 2021. The loan will be retired from the TIF revenues pledged by Miami Township and the City of Miamisburg from the development area and pay interest at 3% with the first twelve months being interest free and the next year's interest of $75,330 accrued and paid over the remaining eight years. This loan isn't included in the calculation of the net investment in capital assets as the District no longer reports the capital assets.

The District had pledged all intergovernmental revenues from City's and Township's tax increment financing revenues to repay the $2.9 million state infrastructure loan. The loan is solely payable from revenues assigned from City and Township to the District as part of the funding agreement between the parties. Total principal and interest remaining on the loan is $366,042 through July 2021. The District received $366,042 revenue during 2020 related to the payments. The bonds will be retired from the Austin Centre Interchange fund.

The amortization on the Byers Road Improvement State Infrastructure Bank Loan is as follows:

Fiscal Year Ending December 31	3- State Infrastructure Bank Loan		
	Principal	Interest	Total
2021	$347,541	$18,501	$366,042

4 - Special Obligation Bonds - On February 4, 2015, the District issued $5,535,000 in special obligation bonds that were tax exempt and $6,110,000 in special obligation bonds that were taxable for the purpose of the constructing the additional infrastructure referred as to Austin Landings Phase 2. The bonds were issued for a twenty year period with a final maturity of December 1, 2034. The bonds will be retired from the TIF revenues pledged by Miami Township from the development area and pay interest at rates ranging from 0.55% to 4%.

NOTE 7 – LONG TERM LIABILITIES (Continued)

The District had pledged all intergovernmental revenues from Township's tax increment financing revenues to repay the $11.645 million special obligation bonds. The bonds are solely payable from revenues assigned from Township to the District as part of the funding agreement between the parties. Total principal and interest remaining on the bonds is $11,341,453 through December 2034. The District received $815,412 in revenue during 2020 related to the payments. The bonds will be retired from the Austin Centre Interchange fund.

The amortization on the Austin Landings special obligations bonds were as follows:

	4 – Special Obligation Bonds		
Fiscal Year Ending December 31	Principal	Interest	Total
2021	$520,000	$294,562	$814,562
2022	525,000	282,138	807,138
2023	535,000	269,574	804,574
2024	550,000	255,668	805,668
2025	570,000	238,806	808,806
2026-2030	3,180,000	877,064	4,057,064
2031-2034	2,960,000	283,641	3,243,641
Totals	$8,840,000	$2,501,453	$11,341,453

5 – State Infrastructure Bank Loan – In May 2017, the District closed on a State Infrastructure Loan for construction of the Market Street Extension in the City of Brookville. The loan was issued for a twenty year period with a final maturity of June 1, 2038. The loan will be retired from the TIF revenues pledged by the City of Brookville from the development area and pay interest at 3% with the first twelve months being interest free and the next year's interest of $55,320 accrued and paid over the remaining eighteen years. Total principal and interest remaining on the bonds is $2,496,858 through June 2037. The District received $146,874 in revenue during 2020 related to the payments. The bonds will be retired from the Brookville fund.

NOTE 7 – LONG TERM LIABILITIES (Continued)

The amortization on the Market Street State Infrastructure Bank Loan is as follows:

Fiscal Year Ending December 31	5- State Infrastructure Bank Loan Principal	Interest	Total
2021	$88,068	58,806	146,874
2022	90,730	56,144	146,874
2023	93,473	53,401	146,874
2024	96,298	50,576	146,874
2025	99,209	47,665	146,874
2026-2030	542,875	191,495	734,370
2031-2035	630,027	104,343	734,370
2036-2037	208,039	85,709	293,748
Totals	$1,848,719	$648,139	$2,496,858

6 – State Infrastructure Bank Loan – In September 2017, the District closed on a State Infrastructure Loan for Austin Road Enhancements for aesthetic improvements along the interchange ramps at Austin Road and Interstate 75. The loan was issued for a ten year period with a final maturity of September 22, 2027. The loan will be retired from the JEDD revenues pledged by the Austin Joint Economic Development District's income tax revenue and pay interest at 3% with the first twelve months being interest free. Total principal and interest remaining on the bonds is $630,749 through September 2027. The District received $90,107 in revenue during 2020 related to the payments. The bonds will be retired from the Austin Interchange fund. This loan isn't included in the calculation of the net investment in capital assets as the District no longer reports the capital assets.

The amortization on the Austin Enhancements State Infrastructure Bank Loan is as follows:

Fiscal Year Ending December 31	6- State Infrastructure Bank Loan Principal	Interest	Total
2021	$73,702	16,405	90,107
2022	75,930	14,177	90,107
2023	78,224	11,883	90,107
2024	80,589	9,518	90,107
2025	83,024	7,083	90,107
2026-2027	173,655	6,559	180,214
Totals	$565,124	$65,625	$630,749

NOTE 7 – LONG TERM LIABILITIES (Continued)

7 – State Infrastructure Bank Loan – In October 2018, the District closed on a State Infrastructure Loan for Lyons Road pedestrian improvements consisting of a new 10' walk, curb and gutter and storm sewer constructed along the south side of Lyons Road for 0.5 miles between Byers Road and State Route 741 over Interstate 675 and extending North on the west side of S. R. 741 connecting to existing sidewalk. The loan was issued for a ten year period with a final maturity of October 23, 2028. The loan will be retired from the TIF revenues pledged by Miami Township and pay interest at 3% with the first twelve months being interest free. Total principal and interest remaining on the bonds is $451,278 through October 2028. The District received no payments during 2020. The bonds will be retired from the Austin Interchange fund.

The amortization on the Austin Enhancements State Infrastructure Bank Loan is as follows:

	7 - State Infrastructure Bank Loan		
Fiscal Year Ending December 31	Principal	Interest	Total
2021	$44,092	$12,818	$56,910
2022	45,424	11,486	56,910
2023	46,797	10,113	56,910
2024	48,211	8,699	56,910
2025	49,669	7,240	56,909
2026-2028	154,197	12,532	166,729
Totals	$388,390	$62,888	$451,278

8 – State Infrastructure Bank Loan – In February 2019, the District closed on a State Infrastructure Loan for Lower Miamisburg Road repairs related to an embankment failure and infrastructure needed to make the roadway structurally secure. The loan represents the portion the City of Miamisburg is responsible. Montgomery County paid for their share through cash contributions The loan was issued for a ten year period with a final maturity of February 22, 2029. The loan will be retired from the City of Miamisburg general fund revenue and pay interest at 3% with the first twelve months being interest free. Total principal and interest remaining on the bonds is $1,172,697 through February 2029. The District received no payments during 2020. The bonds will be retired from the Austin Interchange fund.

The amortization on the Austin Enhancements State Infrastructure Bank Loan is as follows:

	8- State Infrastructure Bank Loan		
Fiscal Year Ending December 31	Principal	Interest	Total
2021	$56,075	$17,218	$73,293
2022	114,687	31,900	146,587
2023	118,153	28,434	146,587
2024	121,724	24,863	146,587
2025	125,404	21,184	146,588
2026-2029	469,521	43,534	513,055
Totals	$1,005,564	$167,133	$1,172,697

NOTE 7 – LONG TERM LIABILITIES (Continued)

9 – State Infrastructure Bank Loan - In May 2019, the District closed on a State Infrastructure Loan for Vienna Parkway to provide for a road extension off State Route 741 opening additional acreage for economic development. The loan is still in process with $1,601,186 being drawn down as of December 31, 2020. The repayment schedule will be determined in fiscal year 2021.

10 – State Infrastructure Bank Loan - In September 2020, the District closed on a State Infrastructure Loan for US 40 widening project. The loan is still in process with $338,000 being drawn down as of December 31, 2020. The repayment schedule will be determined in fiscal year 2022 after the construction project is completed.

NOTE 8 - CONTINGENCIES

The District is subject to claims and lawsuits that arise primarily in the ordinary course of business. It is the opinion of management that the disposition or ultimate resolution of such claims and lawsuits will not have a material adverse effect on the financial position or changes in net position of the District.

NOTE 9 – JOINTLY GOVERNED ORGANIZATIONS

Miami Valley Regional Planning Commission

The Miami Valley Regional Planning Commission (MVRPC), a jointly governed organization, was established to provide coordinated planning services to the appropriate federal, state and local governments, their political subdivisions, agencies, departments, instrumentalities, and special districts, in connection with the preparation and development of comprehensive and continuing regional transportation and development plans within the MVRPC Region. MVRPC members include Montgomery, Darke, Greene, Miami, Clark, Warren and Preble Counties.

MVRPC contracts periodically for local funds and other support with the governing board of each of the governments who are members of MVRPC or with such other persons as may be appropriate to provide such funds and support. The support is based on the population of the area represented. A Board of Trustees was created for conducting the activities of the MVRPC. This Board consists of one elected official of each City and municipal corporation, one individual selected by each City planning agency or commission and one person selected by each planning agency or commission of each municipal corporation located in each member City. This Board of Trustees then selects not more than ten residents of the MVRPC Region. The total membership of the Board of Trustees shall not exceed 100. Any member of MVRPC may withdraw its membership upon written notice to MVRPC be effective two years after receipt of the notice by MVRPC. The District paid $1,000 to MVRPC during 2020 for membership.

To obtain financial information, write to Gary Bellotti, Controller. To obtain financials statements of the Miami Valley Regional Planning Commission, write to MVRPC at 10 North Ludlow, Suite 700, Dayton, Ohio 45402.

NOTE 10 – DEFINED BENEFIT PENSION PLAN

A. Net Pension Liability

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

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

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

GASB 68 assumes the liability is solely the obligation of the employer, because (1) they benefit from employee services; and (2) State statute requires all funding to come from these employers. All contributions to date have come solely from these employers (which also includes costs paid in the form of withholdings from employees). State statute requires the pension plans to amortize unfunded liabilities within 30 years. If the amortization period exceeds 30 years, each pension plan's board must propose corrective action to the State legislature. Any resulting legislative change to benefits or funding could significantly affect the net pension liability. Resulting adjustments to the net pension liability would be effective when the changes are legally enforceable.

The proportionate share of the plan's unfunded benefits is presented as a long-term *net pension liability* on the accrual basis of accounting. Any liability for the contractually-required pension contribution outstanding at the end of the year is included in *accounts payable* on both the accrual basis and modified accrual of accounting.

Plan Description – The District employees participate in the Ohio Public Employees Retirement System (OPERS). OPERS administers three separate pension plans. The traditional pension plan is a cost-sharing, multiple-employer defined benefit pension plan. The member-directed plan is a defined contribution plan and the combined plan is a cost-sharing, multiple-employer defined benefit pension plan with defined contribution features. While members (District employees) may elect the member-directed plan and the combined plan, substantially all employee members are in OPERS' traditional plan; therefore, the following disclosure focuses on the traditional pension plan.

NOTE 10 – PENSION PLANS (Continued)

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

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

Group A Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	**Group B** 20 years of srevice credit prior to January 7, 2013 or eligible to retire tens years after January 7, 2013	**Group C** Members not in other Groups and members hired on or after January 7, 2013
Age and Service Requirements: Age 60 with 60 months of service credit; or Age 55 with 25 years of service credit	**Age and Service Requirements:** Age 60 with 60 months of service credit; or Age 55 with 25 years of service credit	**Age and Service Requirements:** Age 62 with 5 years of service credit; or Age 57 with 25 years of service credit
Formula: 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	**Formula:** 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	**Formula:** 2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35

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

Members who retire before meeting the age and years of service credit requirement for unreduced benefits receive a percentage reduction in the benefit amount.

When a benefit recipient has received benefits for 12 months, an annual cost of living adjustment (COLA) is provided. This COLA is calculated on the base retirement benefit at the date of retirement and is not compounded. For those retiring prior to January 7, 2013, the COLA will continue to be a 3 percent simple annual COLA. For those retiring subsequent to January 7, 2013, beginning in calendar year 2019, the COLA will be based on the average percentage increase in the Consumer Price Index, capped at 3 percent. A death benefit of \$500-\$2,500, determined by the number of years of service credit of the retiree, is paid to the beneficiary of a deceased retiree or disability benefit recipient under the Traditional Pension Plan.

NOTE 10 – PENSION PLANS (Continued)

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

	State and Local
2020 Statutory Maximum Contribution Rates	
Employer	14.0 %
Employee	10.0 %
2020 Actual Contribution Rates	
Employer:	
Pension	14.0 %
Post-employment Health Care Benefits	0.0
Total Employer	14.0 %
Employee	10.0 %

* This rate is determined by OPERS' Board and has no maximum rate established by ORC.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The District's contractually required contribution was $48,174 for the year ending December 31, 2020. Of this amount, $7,534 is reported as a liability within the general fund.

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

The net pension liability was measured as of December 31, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The District's proportion of the net pension liability was based on District's share of contributions to the pension plan relative to the contributions of all participating entities. Following is information related to the proportionate share and pension expense:

	OPERS
Proportion of the Net Pension Liability - prior measurement date	0.002345%
Proportion of the Net Pension Liability - current measurement date	0.002248%
Change in proportionate share	-0.000097%
Proportionate Share of the Net Pension Liability	$444,333
Net Pension Expense	66,377

NOTE 10 – PENSION PLANS (Continued)

At December 31, 2020 the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following source:

	OPERS
Deferred Outflows of Resources	
Changes in assumptions	$ 23,730
District contributions subsequent to the measurement date	48,174
Total Deferred Outflows of Resources	71,904
Deferred Inflows of Resources	
Differences between expected and actual experience	5,618
Net difference between projected and actual earnings on pension plan investments	88,658
Changes in proportionate share	29,166
Total Deferred Inflows of Resources	$123,442

$48,174 reported as deferred outflows of resources related to pension resulting from the District contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	OPERS
Fiscal Year Ending June 30:	
2020	$34,986
2021	33,199
2022	(3,670)
2023	35,197
Total	$99,712

NOTE 10 – PENSION PLANS (Continued)

Actuarial Methods and Assumptions - OPERS

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

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation. The total pension liability was determined by an actuarial valuation as of December 31, 2019 using the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 67. Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, prepared as of December 31, 2019 are presented as follows:

Wage Inflation		3.25 percent
Projected Salary Increases		3.25 percent to 10.75 percent (Includes wage inflation 3.25%)
COLA or Ad Hoc COLA		Pre 1/7/2013 Retirees: 3 percent Simple
		Post 1/7/13 Retirees: 3% simple through 2020, then 2.15% simple
Investment Rate of Return		7.20 percent
Actuarial Cost Method		Individual Entry Age

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

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

The allocation of investment assets with the Defined Benefit portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The table below displays the Board-approved asset allocation policy for 2019 and the long-term expected real rates of return:

NOTE 10 – PENSION PLANS (Continued)

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return
Fixed Income	25.00 %	1.83 %
Domestic Equities	19.00	5.75
Real Estate	10.00	5.20
Private Equity	12.00	10.70
International Equities	21.00	7.66
Other Investments	13.00	4.98
Total	100.00 %	5.61 %

The long-term expected rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation.

During 2019, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Defined Benefit portfolio contains the investment assets for the Traditional Pension Plan, the defined benefit component of the Combined Plan and the annuitized accounts of the Member-Directed Plan. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was 17.2% for 2019.

Discount Rate

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

NOTE 10 – PENSION PLANS (Continued)

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

The following table presents the District's proportionate share of the net pension liability calculated using the current period discount rate assumption of 7.2 percent, as well as what the District's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (6.2 percent) or one-percentage-point higher (8.2 percent) than the current rate:

	1% Decrease (6.20%)	Discount Rate (7.20%)	1% Increase (8.20%)
District's proportionate share of the net pension liability	$732,848	$444,333	$184,965

NOTE 11 –DEFINED BENEFIT OPEB PLANS

Net OPEB Liability

OPEB is a component of exchange transactions-–between an employer and its employees—of salaries and benefits for employee services. OPEB are provided to an employee—on a deferred-payment basis—as part of the total compensation package offered by an employer for employee services each financial period.

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

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

GASB 75 assumes the liability is solely the obligation of the employer, because they benefit from employee services. OPEB contributions come from these employers and health care plan enrollees which pay a portion of the health care costs in the form of a monthly premium. The Ohio revised Code permits, but does not require the retirement systems to provide healthcare to eligible benefit recipients. Any change to benefits or funding could significantly affect the net OPEB liability. Resulting adjustments to the net OPEB liability would be effective when the changes are legally enforceable. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

NOTE 11 –DEFINED BENEFIT OPEB PLANS (Continued)

The proportionate share of each plan's unfunded benefits is presented as a long-term *net OPEB liability* on the accrual basis of accounting. Any liability for the contractually-required OPEB contribution outstanding at the end of the year is included in *accrued wages and benefits* on both the accrual and modified accrual bases of accounting.

Plan Description – Ohio Public Employees Retirement System (OPERS)

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

OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment health care trust, which funds multiple health care plans including medical coverage, prescription drug coverage and deposits to a Health Reimbursement Arrangement to qualifying benefit recipients of both the traditional pension and the combined plans. This trust is also used to fund health care for member-directed plan participants, in the form of a Retiree Medical Account (RMA). At retirement or refund, member directed plan participants may be eligible for reimbursement of qualified medical expenses from their vested RMA balance.

In order to qualify for postemployment health care coverage, age and service retirees under the traditional pension and combined plans must have twenty or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post Employment Benefit (OPEB) as described in GASB Statement 75. See OPERS' CAFR referenced below for additional information.

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

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

Funding Policy - The Ohio Revised Code provides the statutory authority requiring public employers to fund postemployment health care through their contributions to OPERS. When funding is approved by OPERS' Board of Trustees, a portion of each employer's contribution to OPERS is set aside to fund OPERS health care plans.

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2020, state and local employers contributed at a rate of 14.0 percent of earnable salary. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

NOTE 11 –DEFINED BENEFIT OPEB PLANS (Continued)

Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. As recommended by OPERS' actuary, the portion of employer contributions allocated to health care beginning January 1, 2018 decreased to 0 percent for both plans. The OPERS Board is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The employer contribution as a percentage of covered payroll deposited into the RMA for participants in the Member-Directed Plan for 2020 was 4.0 percent.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The District's contractually required contribution was $0 for 2020.

Net OPEB Liability

The net OPEB liability and total OPEB liability for OPERS were determined by an actuarial valuation as of December 31, 2018, rolled forward to the measurement date of December 31, 2019, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. The District's proportion of the net OPEB liability was based on the District's share of contributions to the retirement plan relative to the contributions of all participating entities. Following is information related to the proportionate share:

	OPERS
Proportion of the Net OPEB Liability:	
Current Measurement Date	0.002093%
Prior Measurement Date	0.002184%
Change in Proportionate Share	-0.0000910%
Proportionate Share of the Net OPEB Liability	$289,098
OPEB Expense	34,737

At December 31, 2020, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources. It should be noted that OPERS assigned 100% of the employer allocation to pension benefits; therefore, nothing is reported for subsequent contributions under OPEB.

NOTE 11 –DEFINED BENEFIT OPEB PLANS (Continued)

	OPERS
Deferred Outflows of Resources	
Differences between expected and actual experience	$8
Changes of assumptions	45,761
Changes in proportionate Share	1,489
Total Deferred Outflows of Resources	47,258
Deferred Inflows of Resources	
Differences between expected and actual experience	26,439
Net difference between projected and actual earnings on OPEB plan investments	14,721
Changes in proportionate Share	17,457
Total Deferred Inflows of Resources	$58,617

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	OPERS
Fiscal Year Ending June 30:	
2020	$5,429
2021	(351)
2022	(9)
2023	6,290
Total	$11,359

Actuarial Assumptions - OPERS

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

NOTE 11 –DEFINED BENEFIT OPEB PLANS (Continued)

Projections of benefits for financial reporting purposes are based on the substantive plan and include the types of coverage provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2018, rolled forward to the measurement date of December 31, 2019. The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

Wage Inflation	3.25 percent
Projected Salary Increases, including inflation	3.25 to 10.75 percent including wage inflation at 3.25%
Single Discount Rate:	
Current measurement date	3.16 percent
Prior Measurement date	3.96 percent
Investment Rate of Return	6.00 percent
Municipal Bond Rate	2.75 percent
Health Care Cost Trend Rate	10.5 percent, initial 3.25 percent, ultimate in 2030
Actuarial Cost Method	Individual Entry Age

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

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

The long-term expected rate of return on health care investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation.

NOTE 11 –DEFINED BENEFIT OPEB PLANS (Continued)

During 2019, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Health Care portfolio was 19.7 percent for 2019.

The allocation of investment assets with the Health Care portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. OPERS' primary goal is to achieve and maintain a fully funded status for the benefits provided through the defined pension plans. Health care is a discretionary benefit. The table below displays the Board-approved asset allocation policy for 2019 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Arithmetic)
Fixed Income	36.00 %	1.53 %
Domestic Equities	21.00	5.75
Real Estate Investment Trust	6.00	5.69
International Equities	23.00	7.66
Other investments	14.00	4.99
Total	100.00 %	4.55 %

Discount Rate A single discount rate of 3.16 percent was used to measure the OPEB liability on the measurement date of December 31, 2019. A single discount rate of 3.96 percent was used to measure the OPEB liability on the measurement date of December 31, 2018. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6 percent and a municipal bond rate of 2.75 percent. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through 2034.

NOTE 11 –DEFINED BENEFIT OPEB PLANS (Continued)

As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2034, and the municipal bond rate was applied to all health care costs after that date.

Sensitivity of the District's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate The following table presents the District's proportionate share of the net OPEB liability calculated using the single discount rate of 3.16 percent, as well as what the District's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is one-percentage-point lower (2.16 percent) or one-percentage-point higher (4.16 percent) than the current rate:

	1% Decrease (2.16%)	Current Discount Rate (3.16%)	1% Increase (4.16%)
Districs's proportionate share of the net OPEB liability	$378,331	$289,098	$217,651

Sensitivity of the District's Proportionate Share of the Net OPEB Liability to Changes in the Health Care Cost Trend Rate Changes in the health care cost trend rate may also have a significant impact on the net OPEB liability. The following table presents the net OPEB liability calculated using the assumed trend rates, and the expected net OPEB liability if it were calculated using a health care cost trend rate that is 1.0 percent lower or 1.0 percent higher than the current rate.

Retiree health care valuations use a health care cost-trend assumption that changes over several years built into the assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2020 is 10.5 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50 percent in the most recent valuation.

	1% Decrease	Current Health Care Cost Trend Rate Assumption	1% Increase
District's proportionate share of the net OPEB liability	$280,567	$289,098	$297,520

NOTE 12 – CHANGE IN ACCOUNTING PRINCIPLES

For fiscal year 2020, the District implemented the following Governmental Accounting Standards Board (GASB) Statements that no impact on the beginning net position:

GASB Statement No. 83 "Certain Asset Retirement Obligations." The Statement establishes criteria for determining the timing and pattern of recognition of a liability and a corresponding deferred outflow of resources for asset retirement obligations.

GASB Statement No. 90 "Majority Equity Interests – an amendment of GASB Statements No. 14 and No. 61". The Statement is to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units.

The implementation of these statements did not have an effect on the financial statements of the District.

The District implemented the following GASB Statement No. 88, "Certain Disclosure Related to Debt, including Direct Borrowing and Direct Placements." The Statement requires additional disclosures related to unused line of credit, assets pledged as collateral for debt and other significant events related to direct borrowings and placements. The District evaluated the additional disclosures for inclusion in the long term debt note.

NOTE 13 – SUBSEQUENT EVENTS

On June 3, 2021, Miami Township and the Cities of Miamisburg and Springboro retired the District's remaining obligation for the Austin Interchange that is reported in note 7 as debt obligation #1.

REQUIRED
SUPPLEMENTARY
INFORMATION

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

	Budgeted Amounts			Variance with Final Budget Positive
	Original	Final	Actual	(Negative)
Revenues:				
Intergovernmental Revenue	$ 300,000	$ 600,000	$ 600,000	$ -
Charges for Services	300,000	169,397	499,397	330,000
Investment Earnings	15,000	1,700	1,713	13
All Other	-	177,631	148,891	(28,740)
Total Revenues	615,000	948,728	1,250,001	301,273
Expenditures:				
Current:				
General Government	747,042	888,800	837,721	51,079
Total Expenditures	747,042	888,800	837,721	51,079
Net Change in Fund Balance	(132,042)	59,928	412,280	352,352
Fund Balance Beginning of Year	159,878	159,878	159,878	-
Fund Balance End of Year	$ 27,836	$ 219,806	$ 572,158	$ 352,352

Budget Basis	$ 412,280
Expenditure Accruals	(10,342)
GAAP Basis	$ 401,938

See accompanying notes to the required supplementary information

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

SCHEDULE OF THE DISTRICT'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST SEVEN FISCAL YEARS (1)

	2020	2019	2018	2017	2016	2015	2014
The District's Proportion of the Net Pension Liability	0.002248%	0.002345%	0.002648%	0.002172%	0.002068%	0.001778%	0.001778%
The District's Proportionate Share of the Net Pension Liability	444,333	642,248	415,578	493,225	358,204	214,413	209,570
The District's Covered Payroll	310,779	316,243	339,577	273,725	254,625	209,200	211,277
The District's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	142.97%	203.09%	122.38%	180.19%	140.68%	102.49%	99.19%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	82.17%	74.70%	84.66%	77.25%	81.08%	86.45%	86.36%

(1) Information prior to 2014 is not available

Note: Amounts presented as of the District's measurement date which is the prior period year end.

See accompanying notes to the required supplementary information

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

SCHEDULE OF DISTRICT'S PENSION CONTRIBUTIONS
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST TEN FISCAL YEARS

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Contractually Required Contributions	$ 48,174	$ 43,509	$ 44,274	$ 44,145	$ 32,847	$ 30,555	$ 25,104	$ 27,466	$ 22,558	$ 25,373
Contributions in Relation to the Contractually Required Contribution	(48,174)	(43,509)	(44,274)	(44,145)	(32,847)	(30,555)	(25,104)	(27,466)	(22,558)	(25,373)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
The District Covered Payroll	$ 344,100	$ 310,779	$ 316,243	$ 339,577	$ 273,725	$ 254,625	$ 209,200	$ 211,277	$ 225,580	$ 281,922
Contributions as a Percentage of Covered Payroll	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%	12.00%	13.00%	10.00%	9.00%

See accompanying notes to the required supplementary information

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

SCHEDULE OF THE DISTRICT'S PROPORTIONATE SHARE OF THE NET OPEB LIABILITY
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST FOUR FISCAL YEARS (1)

	2020	2019	2018	2017
The District's Proportion of the Net OPEB Liability	0.002093%	0.002184%	0.002470%	0.001971%
The District's Proportionate Share of the Net OPEB Liability	$ 289,098	$ 284,742	$ 268,224	$ 199,104
The District's Covered Payroll	310,779	316,243	339,577	273,725
The District's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Payroll	93.02%	90.04%	78.99%	72.74%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	47.80%	46.33%	54.14%	54.50%

(1) Information prior to 2017 is not available

Amounts presented as of the District's measurement date which is the prior fiscal year end.

See accompanying notes to the required supplementary information

SCHEDULE OF DISTRICT'S OPEB CONTRIBUTIONS
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST TEN FISCAL YEARS

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Contractually Required Contributions	$ -	$ -	$ -	$ 3,396	$ 5,475	$ 5,093	$ 2,092	$ 2,113	$ 9,023	$ 14,096
Contributions in Relation to the Contractually Required Contribution	-	-	-	(3,396)	(5,475)	(5,093)	(2,092)	(2,113)	(9,023)	(14,096)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
The District Covered Payroll	$ 344,100	$ 310,779	$ 316,243	$ 339,577	$ 273,725	$ 254,625	$ 209,200	$ 211,277	$ 225,580	$ 281,922
Contributions as a Percentage of Covered Payroll	0.00%	0.00%	0.00%	1.00%	2.00%	2.00%	1.00%	1.00%	4.00%	5.00%

See accompanying notes to the required supplementary information

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Budgetary Process

The budgetary process is prescribed by provisions of the Ohio Revised Code and entails the preparation of budgetary documents within an established timetable. Legally, the Ohio Revised Code does not strictly impose a requirement on the District to follow the budgetary process but the District chose to follow these laws by an act within their entity's by-laws. The major documents prepared are the estimated revenues and the appropriation resolution, both of which are prepared on the budgetary basis of accounting.

The estimated revenues and the appropriation resolution are subject to amendment throughout the year with the legal restriction that appropriations cannot exceed estimated revenues, as certified by resolution of the District Board. All funds are required to be budgeted and appropriated. The level of budgetary control is at the fund level for the District. Any budgetary modifications at this level may only be made by resolution of the District Board.

Under the District's By-laws, revenues not specifically related to a particular fund shall be deposited into the District's General Fund. Moneys can only be transferred from the General Fund by resolution of the District Board.

1. Estimated Revenues

As part of the District's budgetary process, the Board approves the estimated revenues as part of the budget resolution. The estimated revenues resolution states the projected revenue of each fund. Prior to December 31, the District must revise its budget so that the total contemplated expenditures from any fund during the ensuing fiscal year will not exceed the amount available as stated in the resolution. The revised budget then serves as the basis for the annual appropriation measure. On or about January 1, the estimated revenues are amended to include any unencumbered balances from the preceding year.

The estimated revenues may be further amended during the year if the Board determines an estimate needs to be either increased or decreased. The amounts reported on the budgetary schedules reflect the amounts in the final budget resolution issued during 2020.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2. Appropriations

An annual appropriation resolution must be passed by July 15 of the preceding year for the period January 1 to December 31. The appropriation resolution fixes spending authority at the fund level. The appropriation resolution may be amended during the year as new information becomes available, provided that total fund appropriations do not exceed current estimated revenues, as certified. The allocation of appropriations among funds may be modified during the year only by a resolution of the Board. The amounts reported as the original budgeted amounts in the budgetary schedules reflect the appropriations in the first complete appropriated budget. The amounts reported as final budgeted amounts in the schedules of budgetary comparison represent the final appropriation amounts, including all supplemental appropriations.

3. Lapsing of Appropriations

At the close of each fiscal year, the balance of each appropriation reverts to the respective fund from which it was appropriated and becomes subject to future appropriations.

4. Budgetary Basis of Accounting

The District's budgetary process accounts for certain transactions on a basis other than GAAP. The major differences between the budgetary basis and the GAAP basis lie in the manner in which revenues and expenditures are recorded. Under the budgetary basis, revenues and expenditures are recognized on a cash basis. Utilizing the cash basis, revenues are recorded when received in cash and expenditures are recorded when paid. Under the GAAP basis, revenues and expenditures are recorded on the modified accrual basis of accounting on the governmental fund statements and on the full accrual basis on the government-wide statements.

NOTE 2 – PENSION AND OPEB PLANS

1. Ohio Public Employees Retirement System Changes in Benefit Terms and Assumptions – Net Pension Liability

Changes in benefit terms: There were no changes in benefit terms for the period 2014-2018.

Changes in assumptions:

2014-2016: There were no changes in methods and assumptions used in the calculation of actuarial determined contributions.

2017: The following were the most significant changes of assumptions that affected total pension liability since the prior measurement date

- Reduction in actuarial assumed rate of return from 8.00% to 7.50%
- Decrease in wage inflation from 3.75% to 3.25%
- Change in future salary increases from a range of 4.25%-10.02% to 3.25%-10.75%

NOTE 2 – PENSION AND OPEB PLANS (Continued)

2018: There were no changes in methods and assumptions used in the calculation of actuarial determined contributions.

2019: The following was the most significant change of assumptions that affected total pension liability since the prior measurement date

- Reduction in actuarial assumed rate of return from 7.50% to 7.20%

2020: There were no changes in methods and assumptions used in the calculation of actuarial determined contributions.

2. Ohio Public Employees Retirement System Changes in Benefit Terms and Assumptions – Net OPEB Liability

2018: The following was the most significant change of assumptions that affected total OPEB liability since the prior measurement date

- The single discount rate changed from 4.23% to 3.85%. For 2019, the single discount rate changed from 3.85% to 3.96%.

2019: The following were the most significant changes of assumptions that affected total OPEB liability since the prior measurement date

- The single discount rate changed from 3.85% to 3.96%.
- The investment rate of return changed from 6.50% to 6%.
- The municipal bond rate changed from 3.71% to 3.31%.
- The initial health care cost trend rate changed from 7.50% to 10%

2020: The following were the most significant changes of assumptions that affected total OPEB liability since the prior measurement date

- The single discount rate changed from 3.96% to 3.16%.
- The municipal bond rate changed from 3.31% to 2.7%.
- The initial health care cost trend rate changed from 10% to 10.5%

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

COMBINING BALANCE SHEET -
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2020

	CAPITAL PROJECTS					
	Brookville	**Fairgounds**	**675 Development**	**Downtown Miamisburg**	**Trotwood Development**	**Total Nonmajor Governmental Funds**
Assets:						
Receivables:						
Intergovernmental	$ 1,842,719	$ -	$ -	$ -	$ 2,473	$ 1,845,192
Restricted Assets:						
Restricted Cash and Cash Equivalents	-	176	3,993	451,870	-	456,039
Total Assets	$ 1,842,719	$ 176	$ 3,993	$ 451,870	$ 2,473	$ 2,301,231
Liabilities						
Payable:						
Accounts	$ -	$ -	$ 1,914	$ -	$ -	1,914
Contracts	-	-	37,124	-	27,132	64,256
Total Liabilities	-	-	39,038	-	27,132	66,170
Deferred Inflows of Resources:						
Intergovernmental and Interest Revenues	1,842,719	-	-	-	2,473	1,845,192
Total Deferred Inflows of Resources:	1,842,719	-	-	-	2,473	1,845,192
Fund Balances						
Restricted for Capital Purposes	-	176	-	451,870	-	452,046
Unassigned	-	-	(35,045)	-	(27,132)	(62,177)
Total Fund Balances	-	176	(35,045)	451,870	(27,132)	389,869
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 1,842,719	$ 176	$ 3,993	$ 451,870	$ 2,473	$ 2,301,231

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2020

	CAPITAL PROJECTS					
	Brookville	**Fairgrounds**	**675 Development**	**Downtown Miamisburg**	**Trotwood Development**	**Total Nonmajor Governmental Funds**
Revenues:						
Intergovernmental	$ 146,874	$ 97,000	$ 10,000	$ 905,000	$ 11,198	$ 1,170,072
Total Revenues	146,874	97,000	10,000	905,000	11,198	1,170,072
Expenditures:						
Current:						
General Government	-	96,166	1,914	3,130	25,895	127,105
Capital Outlay	-	-	40,991	-	12,435	53,426
Intergovernmental	-	-	-	450,000	-	450,000
Debt Service:						
Principal	85,484	-	-	-	-	85,484
Interest	61,390	-	-	-	-	61,390
Total Expenditures	146,874	96,166	42,905	453,130	38,330	777,405
Net Change in Fund Balances	-	834	(32,905)	451,870	(27,132)	392,667
Fund Balances (Deficit) - beginning	-	(658)	(2,140)	-	-	(2,798)
Fund Balances (Deficit) - ending	$ -	$ 176	$ (35,045)	$ 451,870	$ (27,132)	$ 389,869

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
AUSTIN CENTER INTERCHANGE FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

	Budgeted Amounts			Variance with Final Budget Positive
	Original	Final	Actual	(Negative)
Revenues:				
Intergovernmental Revenue	$ 2,563,435	$ 3,521,391	$ 9,185,726	$ 5,664,335
Investment Earnings	1,000	600	545	(55)
All Other	170,000	171,667	169,218	(2,449)
Total Revenues	2,734,435	3,693,658	9,355,489	5,661,831
Expenditures:				
Current:				
General Government	20,000	34,400	133,308	(98,908)
Capital Outlay	20,000	435,112	436,832	(1,720)
Intergovernmental	545,121	595,797	50,676	545,121
Debt Service:				
Principal Retirement	1,663,885	2,172,828	7,787,828	(5,615,000)
Interest and Fiscal Charges	1,048,619	1,355,088	1,355,088	-
Total Expenditures	3,297,625	4,593,225	9,763,732	(5,170,507)
Excess of Revenues Under Expenditures	(563,190)	(899,567)	(408,243)	491,324
Other Financing Sources:				
Loan Proceeds	35,000	35,170	64,588	29,418
Net Change in Fund Balance	(528,190)	(864,397)	(343,655)	520,742
Fund Balance - Beginning of Year	2,002,383	2,002,383	2,002,383	-
Fund Balance - End of Year	$ 1,474,193	$ 1,137,986	$ 1,658,728	$ 520,742

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
725/741 DEVELOPMENT FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

	Budgeted Amounts			Variance with Final Budget Positive
	Original	Final	Actual	(Negative)
Revenues:				
Intergovernmental Revenue	$ 109,500	$ 348,304	$ 348,304	$ -
Total Revenues	109,500	348,304	348,304	-
Expenditures:				
Current:				
General Government	10,000	10,000	3,172	6,828
Capital Outlay	1,814,339	1,814,339	1,400,194	414,145
Debt Service:				
Interest and Fiscal Charges	6,000	6,000	6,000	-
Total Expenditures	1,830,339	1,830,339	1,409,366	420,973
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,720,839)	(1,482,035)	(1,061,062)	420,973
Other Financing Sources:				
Loan Proceeds	1,720,839	1,720,839	1,601,186	(119,653)
Net Change in Fund Balance	-	238,804	540,124	301,320
Fund Balance (Deficit) - Beginning of Year	(4,248)	(4,248)	(4,248)	-
Fund Balance (Deficit) - End of Year	$ (4,248)	$ 234,556	$ 535,876	$ 301,320

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
I70/I75 DEVELOPMENT FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	Positive (Negative)
Revenues:				
Intergovernmental Revenue	$ 7,538,568	$ 2,698,568	$ 2,223,639	$ (474,929)
Expenditures:				
Current:				
General Government	80,000	52,000	31,694	20,306
Capital Outlay	5,968,663	814,963	965,844	(150,881)
Intergovernmental	1,394,251	1,576,278	1,575,969	309
Debt Service:				
Interest and Fiscal Charges			8,000	(8,000)
Total Expenditures	7,442,914	2,443,241	2,581,507	(138,266)
Excess (Deficiency) of Revenues Over (Under) Expenditures	95,654	255,327	(357,868)	(613,195)
Other Financing Sources:				
Loan Proceeds	-	-	338,000	338,000
Net Change in Fund Balance	95,654	255,327	(19,868)	(275,195)
Fund Balance Beginning of Year	576,673	576,673	576,673	-
Fund Balance End of Year	$ 672,327	$ 832,000	$ 556,805	$ (275,195)

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
NONMAJOR CAPITAL PROJECTS FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

BROOKVILLE FUND

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	Positive (Negative)
Revenues:				
Intergovernmental Revenue	$ -	$ 146,874	$ 146,874	$ -
Expenditures:				
Current:				
Principal Retirement	-	85,484	85,484	-
Issuance Costs	-	61,390	61,390	-
Total Expenditures	-	146,874	146,874	-
Net Change in Fund Balance	-	-	-	-
Fund Balance - Beginning of Year	-	-	-	-
Fund Balance - End of Year	$ -	$ -	$ -	$ -

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
NONMAJOR CAPITAL PROJECTS FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

FAIRGROUNDS FUND

	Budgeted Amounts			Variance with Final Budget Positive
	Original	Final	Actual	(Negative)
Revenues:				
Intergovernmental Revenue	$ -	$ 97,000	$ 97,000	$ -
Investment Earnings	-	970	-	(970)
Total Revenues	-	97,970	97,000	(970)
Expenditures:				
Current:				
General Government	-	105,070	104,534	536
Net Change in Fund Balance	-	(7,100)	(7,534)	(434)
Fund Balance - Beginning of Year	7,710	7,710	7,710	-
Fund Balance - End of Year	$ 7,710	$ 610	$ 176	$ (434)

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
NONMAJOR CAPITAL PROJECTS FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

675 DEVELOPMENT FUND

	Budgeted Amounts			Variance with Final Budget Positive
	Original	Final	Actual	(Negative)
Revenues:				
Intergovernmental Revenue	$ 10,000	$ 10,000	$ 10,000	$ -
Expenditures:				
Current:				
General Government	4,555	4,555	-	4,555
Capital Outlay	5,000	5,000	5,562	(562)
Total Expenditures	9,555	9,555	5,562	3,993
Net Change in Fund Balance	445	445	4,438	3,993
Fund Balance - (Deficit) Beginning of Year	(445)	(445)	(445)	-
Fund Balance - End of Year	$ -	$ -	$ 3,993	$ 3,993

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
NONMAJOR CAPITAL PROJECTS FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

MIAMISBURG DOWNTOWN PROJECTS FUND

	Budgeted Amounts			Variance with Final Budget Positive
	Original	Final	Actual	(Negative)
Revenues:				
Intergovernmental Revenue	$ 450,000	$ 905,000	$ 905,000	$ -
Expenditures:				
Current:				
General Government	5,000	5,000	3,130	1,870
Integovernmental	-	450,000	450,000	-
Capital Outlay	445,000	445,000	-	445,000
Total Expenditures	450,000	900,000	453,130	446,870
Net Change in Fund Balance	-	5,000	451,870	446,870
Fund Balance - Beginning of Year	-	-	-	-
Fund Balance - End of Year	$ -	$ 5,000	$ 451,870	$ 446,870

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
NONMAJOR CAPITAL PROJECTS FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

TROTWOOD DEVELOPMENT FUND

	Budgeted Amounts			Variance with Final Budget Positive
	Original	Final	Actual	(Negative)
Revenues:				
Intergovernmental Revenue	$ -	$ 50,000	$ 11,198	$ (38,802)
Expenditures:				
Current:				
General Government	-	3,542	897	2,645
Capital Outlay	-	46,458	10,301	36,157
Total Expenditures	-	50,000	11,198	38,802
Net Change in Fund Balance	-	-	-	-
Fund Balance - Beginning of Year	-	-	-	-
Fund Balance - End of Year	$ -	$ -	$ -	$ -

STATISTICAL

SECTION

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT
STATISTICAL SECTION DESCRIPTIONS
DECEMBER 31, 2020

This part of the District's report presents detailed information as a context for understanding what the information in the financial statements, note disclosure, and required supplementary information says about the District's overall financial health.

Contents **Pages**

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MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

Net Position by Component
Last Ten Years
(accrual basis of accounting)

	2020	2019	2018	Restated 2017	Restated 2016
Governmental Activities					
Net Investment in Capital Assets	$ 15,510,281	$ 11,064,286	$ 47,727,887	$ 33,181,136	$ 24,269,489
Restricted	8,785,790	1,760,847	1,927,897	1,723,280	5,409,116
Unrestricted	(5,168,763)	968,473	722,115	(7,576)	(6,280,591)
Total Governmental Activities Net Position	$ 19,127,308	$ 13,793,606	$ 50,377,899	$ 34,896,840	$ 23,398,014

	2015	Restated 2014	Restated 2013	2012	Restated 2011
Governmental Activities					
Net Investment in Capital Assets	$ 18,617,545	$ 29,627,520	$ 14,441,402	$ 7,588,734	$ 22,710,058
Restricted	5,463,443	7,631,387	0	2,722,366	6,274,970
Unrestricted	(8,306,588)	(9,942,858)	9,175,148	4,873,477	1,405,203
Total Governmental Activities Net Position	$ 15,774,400	$ 27,316,049	$ 23,616,550	$ 15,184,577	$ 30,390,231

Source: The District's financial records

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

Change in Net Position
Last Ten Years
(accrual basis of accounting)

	2020	2019	2018	2017	Restated 2016	2015	2014	2013	2012	2011
Program Revenues										
Governmental Activities:										
Charges for Services:										
General Government	$ 492,397	$ 353,222	$ 87,200	$ 497,403	$ 981,737	$ 3,737	$ -	$ -	$ 514,000	$ 50,000
Capital Grants and Contributions	12,105,779	9,594,051	19,890,690	15,354,842	10,901,057	27,059,916	6,840,733	10,602,187	5,838,388	6,232,446
Total Governmental Activities Program Revenues	12,598,176	9,947,273	19,977,890	15,852,245	11,882,794	27,063,653	6,840,733	10,602,187	6,352,388	6,282,446
Expenses										
Governmental Activities:										
General Government	3,690,732	3,095,026	2,996,834	1,090,590	2,372,363	2,869,863	1,350,214	851,730	547,657	3,699,726
Transportation	183,522	183,522	183,522	183,522	183,522	33,733,338	183,522	600,000	19,286,659	-
Interest and Fiscal Charges	1,415,740	1,536,233	1,666,839	1,703,181	1,903,612	2,256,912	1,831,432	1,801,309	1,926,686	1,653,183
Total Governmental Activities Expenses	5,289,994	4,814,781	4,847,195	2,977,293	4,459,497	38,860,113	3,365,168	3,253,039	21,761,002	5,352,909
Net (Expense)/Revenue										
Governmental Activities	7,308,182	5,132,492	15,130,695	12,874,952	7,423,297	(11,796,460)	3,475,565	7,349,148	(15,408,614)	929,537
General Revenues and Other Changes in Net Position										
Governmental Activities:										
Grants and Entitlements not Restricted to Specific Programs	0	0	0	0	0	0	0	0	0	6,289,354
Investment Earnings	2,258	19,246	40,140	16,882	1,379	853	4,847	13,385	14,346	10,979
Other	432,401	185,107	310,224	202,626	198,938	253,958	403,553	239,237	188,614	298,960
Special Item - Loss of Disposal of Capital Assets	(2,409,139)	(41,921,138)	0	0	0	0	0	0	0	0
Total Governmental Activities	(1,974,480)	(41,716,785)	350,364	219,508	200,317	254,811	408,400	252,622	202,960	6,599,293
Change in Net Position										
Governmental Activities	$ 5,333,702	$ (36,584,293)	$ 15,481,059	$ 13,094,460	$ 7,623,614	$ (11,541,649)	$ 3,883,965	$ 7,601,770	$ (15,205,654)	$ 7,528,830

Source: The District's financial records

Fund Balances, Governmental Funds
Last Ten Years
(modified accrual basis of accounting)

	2020	2019	2018	2017	2016 (1)	2015 (1)	2014	2013	2012	2011
General Fund										
Assigned	$ -	$ -	$ -	$ 113,500	$ -	$ -	$ -	$ -	$ -	$ -
Unassigned	533,572	131,634	114,186	496,332	525,525	(336,092)	97,087	617,322	1,050,843	1,064,264
Total General Fund	533,572	131,634	114,186	609,832	525,525	(336,092)	97,087	617,322	1,050,843	1,064,264
All Other Governmental Funds										
Restricted for Capital Purposes	2,562,770	1,760,847	1,945,560	1,795,136	1,223,227	1,656,185	7,210,785	473,624	1,698,425	6,839,443
Reserved	-	-	-	-	-	-	-	-	-	-
Unassigned, Reported in:										
Capital Projects Funds (Deficit)	(62,177)	(9,284)	-	(1,624,171)	(807,016)	(1,526,140)	(5,788,495)	(3,786,755)	(72,627)	-
Total All Other Governmental Funds	2,500,593	1,751,563	1,945,560	170,965	416,211	130,045	1,422,290	(3,313,131)	1,625,798	6,839,443
Total Governmental Funds	$ 3,034,165	$ 1,883,197	$ 2,059,746	$ 780,797	$ 941,736	$ (206,047)	$ 1,519,377	$ (2,695,809)	$ 2,676,641	$ 7,903,707

(1) Restated
Source: The District's financial records

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

Changes in Fund Balances, Governmental Funds
Last Ten Years
(modified accrual basis of accounting)

	2020	2019	2018	2017	Restated 2016	2015	2014	2013	2012	2011
Revenues										
Intergovernmental	$ 13,325,000	$ 11,053,720	$ 20,368,280	$ 15,246,214	$ 10,920,312	$ 7,703,074	$ 9,204,896	$ 10,706,079	$ 1,924,662	$ 11,857,861
Charges for Services	499,397	346,222	87,200	497,403	981,737	3,737	-	-	514,000	50,000
Investment Earnings	490,771	467,729	448,349	383,086	322,270	279,121	328,005	185,290	140,607	10,979
Other	318,109	169,888	301,005	187,407	183,719	238,739	391,550	447,034	616,930	284,127
Total Revenues	14,633,277	12,037,559	21,204,834	16,314,110	12,408,038	8,224,671	9,924,451	11,338,403	3,196,199	12,202,967
Expenditures										
Current:										
General Government	1,179,484	2,433,792	2,685,741	2,446,378	2,128,976	2,461,564	816,423	724,401	544,687	3,323,245
Capital Outlay	2,926,164	4,255,159	13,668,581	12,605,966	5,200,550	3,575,579	13,039,331	13,069,936	5,033,046	11,230,728
Intergovernmental	2,076,645	-	-	-	-	-	-	-	-	-
Debt Service:										
Principal	7,873,312	5,297,638	2,192,842	2,123,517	2,049,465	13,335,680	6,082,152	1,145,000	1,025,000	805,000
Issuance Costs	8,000	-	-	-	-	-	-	-	-	-
Interest	1,422,478	1,556,885	1,642,004	1,709,905	1,881,264	2,229,984	1,836,359	1,801,835	1,926,455	1,559,969
Total Expenditures	15,486,083	13,543,474	20,189,168	18,885,766	11,260,255	21,602,807	21,774,265	16,741,172	8,529,188	16,918,942
Excess of Revenues Over (Under) Expenditures	(852,806)	(1,505,915)	1,015,666	(2,571,656)	1,147,783	(13,378,136)	(11,849,814)	(5,402,769)	(5,332,989)	(4,715,975)
Other Financing Sources (Uses)										
Sale of Assets	-	-	-	-	-	-	-	30,319	95,923	-
Face Value from Sale of Bonds/ SIB Loans	2,003,774	1,329,366	263,283	2,410,717	-	11,645,000	-	-	10,000	2,500,990
Face Value from Sale of Long Term Notes	-	-	-	-	-	-	11,435,000	-	-	-
Premium/(Discount) on Sale of Bonds	-	-	-	-	-	7,712	-	-	-	-
Inception of Capital Leases	-	-	-	-	-	-	4,630,000	-	-	-
Transfers In	-	-	-	-	-	-	-	50,000	-	-
Transfers Out	-	-	-	-	-	-	-	(50,000)	-	-
Total Other Financing Sources (Uses)	2,003,774	1,329,366	263,283	2,410,717	-	11,652,712	16,065,000	30,319	105,923	2,500,990
Net Change in Fund Balances	$ 1,150,968	$ (176,549)	$ 1,278,949	$ (160,939)	$ 1,147,783	$ (1,725,424)	$ 4,215,186	$ (5,372,450)	$ (5,227,066)	$ (2,214,985)
Debt Service as a Percentage of Noncapital Expenditures	71.8%	69.9%	57.3%	61.2%	62.6%	84.4%	83.8%	77.0%	84.3%	39.0%

Source: The District's financial records

Revenue Bond Coverage - Austin Center Interchange Project
Special Obligation Bonds
Last Ten Years

Year	Gross Revenue (1)	Debt Service Requirement	Coverage
2011	$ -	$ 1,281,835	0.00%
2012	-	1,412,935	0.00%
2013	-	1,411,235	0.00%
2014	-	1,411,360	0.00%
2015	494,035	1,415,860	34.89%
2016	1,413,610	1,413,610	100.00%
2017	1,414,860	1,414,860	100.00%
2018	1,413,560	1,413,560	100.00%
2019	1,412,060	1,412,060	100.00%
2020	1,412,285	1,412,285	100.00%
Total	$ 7,841,680	$ 14,280,870	54.91%

(1) The District receives intergovernmental revenue from Miami Township, Montgomery County and the Cities of Miamisburg and Springboro.

Note: The District received $6,289,354 in federal earmarks during 2011 that are used to pay debt service for 2011 through 2015 (partial).

SOURCE: District's financial records

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

Revenue Bond Coverage - Austin Landing Project Phase 1
Special Obligation Bonds
Last Ten Years

Year	Gross Revenue (1)	Federal Interest Subsidy (2)	Debt Service Requirement (3)	Coverage
2011	$ 287,532	$ 222,635	$ 663,334	76.91%
2012	517,504	222,630	740,134	100.00%
2013	639,803	204,931	844,734	100.00%
2014	642,127	202,107	844,234	100.00%
2015	644,361	197,273	841,634	100.00%
2016	650,660	191,803	842,574	99.99%
2017	649,017	185,062	841,019	99.17%
2018	664,827	178,176	843,019	100.00%
2019	672,661	170,408	843,069	100.00%
2020	6,290,058	167,551	6,457,609	100.00%
Total	$ 11,658,550	$ 1,942,576	$ 14,117,888	96.34%

Source: District's records

(1) The District receives intergovernmental revenue from Miami Township, Montgomery County.

(2) The District issued these bonds under the American Recovery Zone Act and receives a portion of the interest payments back as a credit from the IRS.

(3) The 2010-2011 debt service payments were funded through capitalized interest issued in the bond amount. The 2016 and 2017 shortfall was covered by the District.

SOURCE: District's financial records

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

Revenue Bond Coverage - Austin Landing Project Phase 2
Special Obligation Bonds
Last Six Fiscal Years

Year	Gross Revenue (1)	Debt Service Requirement	Coverage
2015	$ 653,714	$ 653,714	100.00%
2016	806,050	806,050	100.00%
2017	809,000	809,000	100.00%
2018	810,650	810,650	100.00%
2019	815,413	815,413	100.00%
2020	815,412	815,412	100.00%
Total	$ 4,710,239	$ 4,710,239	100.00%

(1) The District receives intergovernmental revenue from Miami Township, Montgomery County.

SOURCE: District's financial records

Ratio of Total Outstanding Debt
Last Ten Fiscal Years

	Special Obligation Bonds (1)						State Infrastructure Bank Loan Payable (2)		
Fiscal Year	Austin Interchange	Austin Landing Phase 1	Austin Landing Phase 2	Kingsridge	Long Term Notes	Total	Byers Road	Market Street	Austin Road Enhancement
2011	$ 20,216,322	$ 9,040,000	$ -	$ 4,636,386	$ -	$ 33,892,708	$ 2,500,990	$ -	$ -
2012	19,616,489	8,800,000	-	4,438,691	-	32,855,180	2,530,219	-	-
2013	19,006,656	8,450,000	-	4,240,996	-	31,697,652	2,557,996	-	-
2014	18,381,823	8,090,000	-	4,053,301	11,435,000	41,960,124	2,228,838	-	-
2015	17,721,990	7,720,000	11,277,326	3,825,606	-	40,544,922	1,938,158	-	-
2016	17,032,157	7,335,000	10,811,940	3,602,911	-	38,782,008	1,638,693	-	-
2017	16,307,324	6,935,000	10,336,554	3,375,216	-	36,954,094	1,330,176	1,838,005	572,712
2018	15,562,491	6,515,000	9,851,168	3,137,521	-	35,066,180	1,012,334	1,976,000	704,000
2019	14,782,655	6,075,000	9,355,782	-	-	30,213,437	684,886	1,934,203	635,607
2020	13,972,822	-	8,845,396	-	-	22,818,218	347,541	1,848,719	565,124

	State Infrastructure Loan Payable (2)								
	Lyons Road	Lower Miamisburg Road	Vienna Parkway	US 40 Widening	All Outstanding Debt of District	Montgomery County Per Capita (3)	Net Debt Per Capita	Net Debt as a Percentage of Personal Income	Net Debt as a Percentage of Personal Income
2011	$ -	$ -	$ -	$ -	$ 36,393,698	534,941	$ 68.03	0.18%	0.18%
2012	-	-	-	-	35,385,399	534,325	66.22	0.17%	0.17%
2013	-	-	-	-	34,255,648	535,846	63.93	0.16%	0.16%
2014	-	-	-	-	44,188,962	533,116	82.89	0.20%	0.20%
2015	-	-	-	-	42,483,080	532,258	79.82	0.19%	0.19%
2016	-	-	-	-	40,420,701	531,239	76.09	0.18%	0.18%
2017	-	-	-	-	40,694,987	531,542	76.56	0.17%	0.17%
2018	-	-	-	-	38,758,514	532,331	72.81	0.16%	0.16%
2019	323,802	1,005,564	-	-	34,797,499	532,331	65.37	0.14%	0.14%
2020	388,390	1,005,564	1,601,186	338,000	28,912,742	532,331	54.31	NA	NA

Source: District records
(1) Includes premiums and discounts with the par value of the bond issue outstanding.
(2) Includes accreted interest receivable with the par value of the loan oustanding.
(3) Information taken from the Montgomery County 2019 CAFR. 2020 isn't available therefore 2019 carried forward.

Top Ten Principal Employers
Last year and Nine Years ago

2019

Employer	Employees	Percentage of Total Employment
Wright-Patterson Air Force Base	30,000	12.40%
Premier Health Partners Inc.	12,425	5.14%
Kettering Health Network	9,319	3.85%
Montgomery County	4,432	1.83%
Kroger Co	4,030	1.67%
Dayton Children's Hospital	3,341	1.38%
Sinclair Community College	3,163	1.31%
CareSource	3,021	1.25%
University of Dayton	3,000	1.24%
LexisNexis	3,000	1.24%

2010

Employer	Employees	Percentage of Total Employment
Wright-Patterson Air Force Base	25,713	10.97%
Premier Health Partners Inc.	14,382	6.14%
Kettering Health Network	6,801	2.90%
Miami University	4,600	1.96%
Montgomery County	4,237	1.81%
Wright State University	2,948	1.26%
Kroger Company	3,000	1.28%
LexisNexis	3,000	1.28%
Honda of America Manufacturing	2,700	1.15%
Dayton Public Schools	2,550	1.09%

Source: Montgomery County Annual Financial Report 2019

Demographic Statistics
Last Ten Years

YEAR	POPULATION (1)	UNEMPLOYMENT RATE MONTGOMERY COUNTY (2)	PERSONAL INCOME (1)	PER CAPITA PERSONAL INCOME
2011	534,941	8.3%	20,258,807,000	37,871
2012	534,325	7.0%	21,263,616,000	39,795
2013	535,846	7.1%	21,514,166,000	40,150
2014	533,116	4.8%	21,778,263,000	40,851
2015	532,258	4.7%	22,473,513,000	42,223
2016	531,239	4.6%	22,870,434,000	43,051
2017	531,542	4.4%	23,940,327,000	42,223
2018	532,331	4.8%	24,961,727,000	45,039
2019	532,331	3.8%	24,961,532,921	46,891
2020	532,331	5.2%	Not Available	Not Available

(1) SOURCE: Montgomery County Annual Financial Report. 2020 isn't available therefore 2019 is used
(2) SOURCE: Ohio Labor Market Information, Ohio Department of Job and Family Services as of December.

MONTGOMERY COUNTY, OHIO
TRANSPORTATION IMPROVEMENT DISTRICT

Full-Time Equivalent Government Employees by Function/Program
Last Ten Years

Function/program	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
General Government:	4	3	3	3	3	4	3	2.5	3.5	3

Source: Finance Department
Method: Using 1.0 for each full-time employee, and 0.50 for each part-time and seasonal employee

MONTGOMERY COUNTY, OHIO TRANSPORTATION IMPROVEMENT DISTRICT

Miscellaneous Statistics
December 31, 2020

Date of Creation	2001
County:	Montgomery
County Seat:	Dayton, Ohio
Number of Interstate Highways inside the District:	3 (Interstate 75) (Interstate 70) (Interstate 675)

Source: Transportation Improvement District

OHIO AUDITOR OF STATE
KEITH FABER

MONTGOMERY COUNTY TRANSPORTATION IMPROVEMENT DISTRICT

MONTGOMERY 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 8/19/2021

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