

**CRAWFORD COUNTY**  
**LAND REUTILIZATION CORPORATION**

CRAWFORD COUNTY, OHIO  
(A Component Unit of Crawford County)

ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED

DECEMBER 31, 2023

**CRAWFORD COUNTY LAND REUTILIZATION CORPORATION  
CRAWFORD COUNTY, OHIO  
FOR THE YEAR ENDED DECEMBER 31, 2023  
(A Component Unit of Crawford County)**

***TABLE OF CONTENTS***

Management’s Discussion and Analysis .....	1
Basic Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position .....	5
Statement of Activities .....	6
Fund Financial Statements:	
Balance Sheet - Governmental Fund .....	7
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities .....	8
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Fund .....	9
Reconciliation of Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Fund to Statement of Activities .....	10
Notes to the Basic Financial Statements .....	11
Supplemental Information:	
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget (Non-GAAP Basis) and Actual General Fund .....	19
Notes to the Supplemental Information.....	20

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
Management's Discussion and Analysis  
For the Year Ended December 31, 2023  
Unaudited

The management's discussion and analysis of the Crawford County Land Reutilization Corporation's (the Corporation) financial performance provides an overall review of the Corporation's financial activities for the year ended December 31, 2023. The intent of this discussion and analysis is to look at the Corporation's financial performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the Corporation's financial performance.

### **Financial Highlights**

Key financial highlights are as follows:

The Corporation is focused on facilitating the transition of blighted, foreclosed and abandoned properties into viable, marketable properties by working collaboratively with public and private entities in a financially responsible, transparent manner with a long-term goal of returning these properties to the tax roll or other greater public purpose.

In 2023, the Corporation was awarded \$800 thousand in grants through the Ohio Department of Development to demolish buildings, revitalize properties, and assess and remedy brownfield sites throughout the County. The grant awards will continue to be funded on a reimbursement basis.

The Corporation's total net position increased by 15 percent in 2023.

### **Using This Annual Report**

This annual report consists of financial statements and notes to the financial statements. These statements are prepared and organized so the reader can understand the Corporation as a financial whole or as an entire operating entity.

*The Statement of Net Position and the Statement of Activities* provide information about the activities of the whole Corporation, presenting both an aggregate view of the Corporation's finances and a longer-term view of those finances.

Fund financial statements provide the next level of detail. These statements tell how services were financed in the short-term, as well as what remains for future spending.

### **Reporting the Corporation as a Whole**

The statement of net position and the statement of activities reflect how the Corporation did financially during 2023. These statements include all assets and liabilities using the accrual basis of accounting that is similar to the accounting method used by most private-sector companies. This basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash is received or paid.

These two statements report the Corporation's net position and changes in net position. This change in net position is important because it tells the reader whether the financial position of the Corporation as a whole has improved or diminished. However, in evaluating the overall position of the Corporation, non-financial information such as the condition of the Corporation's needs will also need to be evaluated.

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
Management's Discussion and Analysis  
For the Year Ended December 31, 2023  
Unaudited

In the Statement of Net Position and the Statement of Activities, the Corporation has one kind of activity:

Governmental Activities - All of the Corporation's programs and services are reported here. These programs will be funded primarily by a percentage of delinquent property taxes collected.

**Reporting the Corporation's Most Significant Fund**

The fund financial statements provide detailed information about the Corporation's major fund. The Corporation's major governmental fund is the General Fund.

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Corporation uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Funds are classified into three categories: governmental funds, proprietary funds, and fiduciary funds. The Corporation has only a governmental fund.

Governmental Fund - The presentation for the Corporation's only fund, the General Fund, focuses on how money flows into and out of it and the year end balance available for spending. The governmental fund is reported on the modified accrual accounting method that measures cash and all other financial assets that can be readily converted to cash. The governmental fund financial statements provide a detailed short-term view of the Corporation's general operations and the basic services being provided, along with the financial resources available.

Because the focus of the governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities on the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Corporation's short-term financing decisions.

Notes to the Financial Statements - The notes provide additional information that is essential to a full understanding of the data provided on the government-wide and fund financial statements.

**Government-Wide Financial Analysis**

Table 1 provides a summary of the Corporation's net position for 2023 and 2022.

Table 1  
Net Position

	2023	2022
Assets		
Current and Other Assets	\$542,950	\$312,696
Total Assets	542,950	312,696
Liabilities		
Current and Other Liabilities	181,617	1,051
Total Liabilities	181,617	1,051
Net Position		
Unrestricted	361,333	311,645
Total Net Position	\$361,333	\$311,645

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
Management's Discussion and Analysis  
For the Year Ended December 31, 2023  
Unaudited

In reviewing the table above, current and other assets is comprised of cash and prepaid items. Current and Other Assets increased significantly from 2022. The increase was largely attributable to the increase in receivables from grants awarded by the Ohio Department of Development. Current and other liabilities is comprised of amounts due for services provided to the Corporation and increased in 2023 from increases in contracts payable. The Corporation's total net position was unrestricted. The increase in the Corporation's unrestricted net position primarily resulted from the increase in current assets from the prior year.

Table 2 shows the change in net position for 2023 and 2022.

Table 2  
Change in Net Position

	2023	2022
Revenues		
Program Revenues		
Charges for Services	\$0	\$10,058
Operating Grants and Contributions	801,321	10,058
Total Program Revenues	801,321	20,116
General Revenues		
Grants and Entitlements Not Restricted to Specific Programs	83,851	74,257
Interest	1,741	578
Total General Revenues	85,592	74,835
Total Revenues	886,913	94,951
Program Expenses		
General Government		
Professional and Contract Services	826,250	44,670
Program Administration	10,975	17,401
Total Expenses	837,225	62,071
Change in Net Position	49,688	32,880
Net Position Beginning of Year	311,645	278,765
Net Position End of Year	\$361,333	\$311,645

Funding for the programs of the Corporation is derived from charges for services, and operating grants and contributions.

Charges for services represents revenues realized by the Corporation for clear title to properties that have been reclaimed, rehabilitated, and reutilized. Charges for services decreased from 2022 due to a decrease in property sales. The most significant increase in 2023 was realized in operating grants and contributions as a result of the Corporation receiving grants from the Ohio Department of Development. General revenues are mostly comprised of the 5 percent of all collections of delinquent real property, personal property, and manufactured and mobile home taxes that was authorized by the Crawford County Board of Commissioners.

The Professional and Contract Services program consists of costs associated with the acquisition, demolition, and inspection of properties entrusted to the Corporation for the purposes of furthering the economic and housing development of Crawford County. The Program Administration program consists of costs related to the general administration of county land reutilization.

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
Management's Discussion and Analysis  
For the Year Ended December 31, 2023  
Unaudited

The Corporation's expenses increased significantly from 2022 due to an increase in land reutilization expense associated with readying properties for anticipated return to community use.

Table 3, for governmental activities, indicates the total cost of services and the net cost of services. The statement of activities reflects the cost of program services and the charges for services, grants, and contributions offsetting those services. The net cost of services identifies the cost of those services supported by unrestricted intergovernmental revenues, and other general revenues.

Table 3

	<u>Total Cost of Services</u> 2023	<u>Net Cost of Services</u> 2023	<u>Total Cost of Services</u> 2022	<u>Net Cost of Services</u> 2022
General Government				
Professional and Contract Services	\$826,250	(\$24,929)	\$44,670	(\$24,554)
Program Administration	<u>10,975</u>	<u>(10,975)</u>	<u>17,401</u>	<u>(17,401)</u>
Total Expenses	<u>\$837,225</u>	<u>(\$35,904)</u>	<u>\$62,071</u>	<u>(\$41,955)</u>

The majority of costs of the professional and contract services program in 2023 was supported by resources received for revitalizing properties. For program administration, support was provided by general revenues that is comprised of 5 percent of all collections of delinquent real property, personal property, and manufactured and mobile home taxes that was authorized by the Crawford County Board of Commissioners.

**The Corporation's Fund**

The Corporation's governmental fund is the General Fund. The General Fund realized total revenues of \$702,324. Nearly 12 percent of the total revenues received by the Corporation was derived from 5 percent of delinquent taxes collected. Total expenditures for the General Fund amounted to \$837,225. The majority of expenditures were related to the rehabilitation of properties to return them to a productive condition. The fund balance for the General Fund decreased by \$134,901 in 2023.

**Requests for Information**

This financial report is designed to provide a general overview of the Corporation's finances for all those with an interest in the Corporation's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Manager, Crawford County Land Reutilization Corporation, 112 East Mansfield Street, Suite 207, Bucyrus, Ohio 44820.

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
*Statement of Net Position*  
December 31, 2023

	Governmental Activities
<b>Assets</b>	
Equity in Pooled Cash and Cash Equivalents	\$143,439
Due from Other Governments	398,381
Prepaid Items	1,130
<i>Total Assets</i>	542,950
<b>Liabilities</b>	
Accounts Payable	2,790
Contracts Payable	178,827
<i>Total Liabilities</i>	181,617
<b>Net Position</b>	
Unrestricted	361,333
<i>Total Net Position</i>	\$361,333

See accompanying notes to the basic financial statements

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
*Statement of Activities*  
For the Year Ended December 31, 2023

	Program Revenues		Net (Expense) Revenue and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
<b>Governmental Activities</b>			
Professional and Contract Services	\$826,250	\$0	\$801,321
Program Administration	10,975	0	0
<i>Total Governmental Activities</i>	<b>\$837,225</b>	<b>\$0</b>	<b>\$801,321</b>
		<b>General Revenues</b>	
		Grants and Entitlements not Restricted to Specific Purposes	83,851
		Interest	1,741
		<i>Total General Revenues</i>	<u>85,592</u>
		Change in Net Position	49,688
		<i>Net Position Beginning of Year</i>	<u>311,645</u>
		<i>Net Position End of Year</i>	<u>\$361,333</u>

See accompanying notes to the basic financial statements



**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
*Balance Sheet*  
*Governmental Fund*  
*December 31, 2023*

	General
<b>Assets</b>	
Equity in Pooled Cash and Cash Equivalents	\$143,439
Due from Other Governments	398,381
Prepaid Items	1,130
<i>Total Assets</i>	<b>\$542,950</b>
<b>Liabilities</b>	
Accounts Payable	2,790
Contracts Payable	178,827
<i>Total Liabilities</i>	<b>181,617</b>
<b>Deferred Inflows of Resources</b>	
Unavailable Revenue	184,589
<b>Fund Balances</b>	
Nonspendable	1,130
Unassigned	175,614
<i>Total Fund Balances</i>	<b>176,744</b>
<i>Total Liabilities and Fund Balances</i>	<b>\$542,950</b>

See accompanying notes to the basic financial statements

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
*Reconciliation of Total Governmental Fund Balances  
to Net Position of Governmental Activities  
December 31, 2023*

<i>Total Governmental Fund Balances</i>	<u>\$176,744</u>
 <i>Amounts reported for governmental activities on the statement of net position are different because of the following:</i>	
 Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the fund.	
Due from Other Governments	<u>184,589</u>
 <i>Net Position of Governmental Activities</i>	 <u><u>\$361,333</u></u>
 See accompanying notes to the basic financial statements	

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
*Statement of Revenues, Expenditures, and Changes in Fund Balances*  
*Governmental Fund*  
For the Year Ended December 31, 2023

	General
<b>Revenues</b>	
Contributions	\$69,768
Intergovernmental	630,815
Interest	1,741
<i>Total Revenues</i>	702,324
<b>Expenditures</b>	
Current:	
General Government	
Professional and Contract Services	826,250
Program Administration	10,975
<i>Total Expenditures</i>	837,225
<i>Net Changes in Fund Balances</i>	(134,901)
<i>Fund Balances Beginning of Year</i>	311,645
<i>Fund Balances End of Year</i>	\$176,744

See accompanying notes to the basic financial statements

**Crawford County, Ohio**  
(A Component Unit of Crawford County)  
*Reconciliation of Statement of Revenues, Expenditures, and Changes in Fund Balances  
of Governmental Fund to Statement of Activities  
For the Year Ended December 31, 2023*

*Net Changes in Fund Balances - Total Governmental Fund* (\$134,901)

***Amounts reported for governmental activities on the  
statement of activities are different because of the following:***

Revenues on the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund.

Intergovernmental 184,589

*Change in Net Position of Governmental Activities* \$49,688

See accompanying notes to the basic financial statements

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2023*

**Note 1 - Reporting Entity**

The Crawford County Land Reutilization Corporation (the Corporation) is a body corporate and politic authorized by the Board of County Commissioners of Crawford County on November 24, 2015 and incorporated on December 4, 2015 under Chapter 1724 of the Ohio Revised Code.

The Corporation's governing body is the Board of Directors, which consists of five to nine members including two County Commissioners, the County Treasurer, a representative of the municipal corporation in the County with the largest population, and one member selected by the statutory directors (Commissioners and County Treasurer).

The Corporation has been designated as the County's agent to further its mission to reclaim, rehabilitate, and reutilize vacant, abandoned, tax foreclosed and other real property in the County by exercising the powers of the County under Chapter 5722 of the Ohio Revised Code.

The Corporation is a component unit of Crawford County, Ohio.

**Note 2 - Summary of Significant Accounting Policies**

The financial statements of the Corporation have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Following are the more significant of the Corporation's accounting policies.

**A. Basis of Presentation**

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

**Government-Wide Financial Statements**

The statement of net position and the statement of activities display information about the Corporation as a whole. These statements include the financial activities of the primary government. The statements distinguish between those activities of the Corporation that are governmental in nature and those that are considered business-type activities. The Corporation, however, does not have any business-type activities.

## **Crawford County Land Reutilization Corporation**

(A Component Unit of Crawford County)

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2023*

The statement of net position presents the financial condition of the governmental activities of the Corporation at year end. The statement of activities presents a comparison between direct expenses and program revenues for each program or function of the Corporation's governmental activities. Direct expenses are those that are specifically associated with a service, program, or department and, therefore, clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program, and interest that is required to be used to support a particular program. Revenues which are not classified as program revenues are presented as general revenues of the Corporation, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental program is self-financing or draws from the general revenues of the Corporation.

### Fund Financial Statements

During the year, the Corporation segregates transactions related to certain Corporation functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the Corporation at this more detailed level. The Corporation's General Fund is its only governmental fund.

### B. Fund Accounting

The Corporation 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 recording cash and other financial resources, together with all related liabilities and residual equities or balances, and attaining certain objectives in accordance with special regulations, restrictions, or limitations.

### Governmental Funds

Governmental fund 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 liabilities is reported as fund balance. The following is the Corporation's only governmental fund:

General Fund - The General Fund accounts for all financial resources, except those required to be accounted for in another fund. The General Fund balance is available to the Corporation for any purpose provided it is expended or transferred according to the general laws of Ohio.

### C. Measurement Focus

#### Government-Wide Financial Statements

The government-wide financial statements are prepared using a flow of economic resources measurement focus. All assets and liabilities associated with the operation of the Corporation are included on the statement of net position. The statement of activities presents increases (e.g. revenues) and decreases (e.g. expenses) in total net position.

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2023*

Fund Financial Statements

The governmental fund is accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities are generally included on the balance sheet. The statement of revenues, expenditures, and changes in fund balances reflects the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements, therefore, include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the fund financial statements for the General Fund.

D. Basis of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. The governmental fund uses the modified accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, the recording of deferred outflows and deferred inflows, and in the presentation of expenses versus expenditures.

Revenues - Exchange and Nonexchange Transactions

Revenues resulting from exchange transactions, in which each party gives and receives essentially equal value, are recorded on the accrual basis when the exchange takes place. On the modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available. Available means the resources will be collected within the current year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current year. For the Corporation, available means expected to be received within thirty-one days after year end.

Nonexchange transactions, in which the Corporation receives value without directly giving equal value in return, include grants, entitlements, and donations. On the accrual basis, revenue from grants, entitlements, and donations is recognized in the 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 year when use is first permitted; matching requirements, in which the Corporation must provide local resources to be used for a specified purpose; and expenditure requirements, in which the resources are provided to the Corporation on a reimbursement basis. On the modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized.

Deferred Outflows/Inflows of Resources

In addition to assets, the statements of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources, represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then.

For the year ended December 31, 2023 the Corporation reported no amounts which are classified as deferred outflows of resources.

## **Crawford County Land Reutilization Corporation**

(A Component Unit of Crawford County)

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2023*

In addition to liabilities, the statements of financial position report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. For the Corporation, deferred inflows of resources include unavailable revenue. Unavailable revenue is reported only on the governmental fund balance sheet and represents receivables which will not be collected within the available period. For the Corporation, unavailable revenue includes intergovernmental revenues including grants. These amounts are deferred and recognized as inflows of resources in the period when the amounts become available. For further details on unavailable revenue, refer to the Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities found on page 8.

### Expenses/Expenditures

On the accrual basis, 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. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

### E. Budgetary Process

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

### F. Federal Income Tax

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

### G. Cash and Investments

All monies received by the Corporation are deposited in demand deposit accounts. The Corporation had no investments during the year or at the end of the year.

Investments with an original maturity of three months or less at the time of purchase are presented on the financial statements as cash equivalents.

### H. Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2023, are recorded as prepaid items using the consumption method by recording a current asset for the prepaid amount and reflecting the expenditure/expense in the year in which services are consumed.

### I. Properties Held for Resale

Properties held for resale represent properties purchased by or donated to the Corporation. The transfer fees paid to the Crawford County Auditor for these abandoned properties are expensed in the year paid. The Corporation holds the properties until they are either sold or transferred to a private purchaser, non-profit, or public end user. Properties may be merged with adjacent parcels for development or green space projects, or the Corporation may sell other lots to the owners of adjacent parcels for nominal cost.



**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2023*

J. Accrued Liabilities and Long-Term Obligations

All payables, accrued liabilities, and long-term obligations are reported on the government-wide financial statements.

Governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources are reported as obligations of the fund.

K. Net Position

Net position represents the difference between assets/deferred outflows of resources and liabilities/deferred inflows of resources as of December 31, 2023. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislations or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The Corporation had no restricted net position at December 31, 2023.

L. Intergovernmental Revenue

The Corporation receives operating income through Crawford County. This money represents the penalties and interest on current unpaid and delinquent property taxes once these taxes are paid. Pursuant to ORC 321.263, these penalty and interest monies are collected by the County when taxes are paid and then are paid to the Corporation.

M. Estimates

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

N. Fund Balance

Fund balance is divided into five classifications based primarily on the extent to which the Corporation is bound to observe constraints imposed upon the use of the resources in governmental funds. The classifications are as follows:

Nonspendable - The nonspendable classification includes amounts that cannot be spent because they are not in spendable form or legally or contractually required to be maintained intact. The “not in spendable form” includes items that are not expected to be converted to cash. It also includes prepaid items, as well as property acquired for resale, unless the use of the proceeds from the collection of those receivables or from the sale of those properties is restricted, committed, or assigned.

Restricted - The restricted classification includes amounts restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or is imposed by law through constitutional provisions.

## **Crawford County Land Reutilization Corporation**

(A Component Unit of Crawford County)

*Notes to the Basic Financial Statements*

*For the Year Ended December 31, 2023*

Committed - The committed classification includes amounts that can be used only for the specific purposes imposed by a formal action (resolution) of the Corporation's Board of Directors. The committed amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action (resolution) it employed to previously commit those amounts. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

Assigned - Amounts in the assigned classification are intended to be used by the Corporation for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the General Fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the General Fund, assigned amounts represent intended uses established by policies of the Corporation's Board of Directors. The Board of Directors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget.

Unassigned - 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.

The Corporation first applies restricted resources when an expenditure is incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications can be used.

### **Note 3 - Deposits**

Custodial credit risk is the risk that in the event of bank failure the Corporation's deposits may not be returned to it. At December 31, 2023, the carrying amount of the Corporation's deposits and the bank balance was \$90,509. At December 31, 2023, the Corporation's bank balance was covered by the Federal Deposit Insurance Corporation (FDIC). The Corporation's financial institution was approved for a reduced collateral rate of 50 percent through the Ohio Pooled Collateral System.

The Corporation 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 the Corporation and deposited with a qualified trustee by the financial institution as security for repayment whose market value at all times shall be at least 105 percent of the deposits being secured; or

Participation in the Ohio Pooled Collateral System (OPCS), a collateral pool of eligible securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institution. OPCS requires the total market value of the securities pledged to be 102 percent of the deposits being secured or a rate set by the Treasurer of State.

Although all statutory requirements for the deposit of money had been followed, noncompliance with Federal requirements could potentially subject the Corporation to a successful claim by the FDIC.

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2023*

**Note 4 - Government Grants**

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

On January 1, 2022, the Corporation was awarded grant funding through the Ohio Department of Development Brownfield Remediation Program to implement the Building Demolition and Site Revitalization Program. The award is funded on a reimbursement basis as expenses are incurred first. As of December 31, 2023, \$398,381 in reimbursable expenses were incurred.

**Note 5 - Transactions with Crawford County**

Pursuant to and in accordance with Section 321.261 (B) of the Ohio Revised Code, the Corporation has been authorized by the Crawford County Board of Commissioners to receive 5 percent of all collections of delinquent real property, personal property, and manufactured and mobile home taxes that are deposited into the County's Delinquent Tax and Assessment Collection (DTAC) fund and will be available for appropriation by the Corporation to fund operations. For December 31, 2023, this amount was \$83,851.

Pursuant to a Contract for Services Agreement approved by the Board of Directors, the Corporation incurred personnel and related charges to the Crawford County Treasurer's Office and to the Crawford County Auditor's Office for the year ended December 31, 2023 in the amounts of \$4,551 and \$1,125, respectively.

**Note 6 - Risk Management**

The Corporation is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During 2023, the Corporation contracted with Auto-Owners (Mutual) Ins. Co. for the following coverage.

General Aggregate	\$3,000,000
Products and Completed OP Aggregate	3,000,000
Personal and Advertising Injury	1,000,000
Each Occurrence	1,000,000
Damage to Rented Premises	50,000
Medical Expense (any one person)	5,000

Settled claims did not exceed commercial coverage in the past three years and there has not been a significant reduction in coverage from the prior year.

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
*Notes to the Basic Financial Statements*  
*For the Year Ended December 31, 2023*

**Note 7 - Fund Balance**

Fund balance is classified as nonspendable, restricted, committed, assigned, and/or unassigned based primarily on the extent to which the Corporation is bound to observe constraints imposed upon the use of the resources in the governmental fund. The constraints placed on fund balance for the General Fund is presented below.

	<u>Fund Balance</u>
Nonspendable for:	
Prepaid Items	\$1,130
Total Nonspendable	<u>1,130</u>
Unassigned	<u>175,614</u>
Total Fund Balance	<u><u>\$176,744</u></u>

**SUPPLEMENTAL  
INFORMATION**

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
*Schedule of Revenues, Expenditures, and Changes in Fund Balance*  
*Budget (Non-GAAP Basis) and Actual*  
*General Fund*  
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Sales	\$500	\$0	\$0	\$0
Contributions	\$171,000	\$171,000	\$69,768	(101,232)
Grants	2,000,000	1,500,000	333,172	(1,166,828)
Intergovernmental	5,000	25,000	83,851	58,851
Interest	500	1,500	1,741	241
<i>Total Revenues</i>	<u>2,177,000</u>	<u>1,697,500</u>	<u>488,532</u>	<u>(1,208,968)</u>
<b>Expenditures</b>				
Current:				
General Government				
Professional and Contract Services	1,725,410	1,710,910	647,423	1,063,487
Program Administration	20,000	12,500	9,626	2,874
<i>Total Expenditures</i>	<u>1,745,410</u>	<u>1,723,410</u>	<u>657,049</u>	<u>1,066,361</u>
<i>Net Changes in Fund Balance</i>	431,590	(25,910)	(168,517)	(142,607)
<i>Fund Balance Beginning of Year</i>	<u>311,956</u>	<u>311,956</u>	<u>311,956</u>	<u>0</u>
<i>Fund Balance End of Year</i>	<u><u>\$743,546</u></u>	<u><u>\$286,046</u></u>	<u><u>\$143,439</u></u>	<u><u>(\$142,607)</u></u>

See accompanying notes to the supplementary information.

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
*Notes to the Supplementary Information*  
*For the Year Ended December 31, 2023*

**Note 1 - Budgetary Basis of Accounting**

***Budgetary Process***

The budgetary process that is followed by the Corporation is for control purposes and is set forth in its Code of Regulations. At least thirty days prior to the end of each fiscal year, the Manager shall present to the Board of Directors the annual budget of the Corporation for the next succeeding fiscal year. The Board of Directors shall, at a regular or special meeting, conduct a public hearing on such budget and shall, at such meeting or at another meeting called for the purpose, adopt the annual budget which shall govern the expenditures of the Corporation during the fiscal year to which such budget applies. On and after the commencement of a fiscal year, the annual budget adopted for such fiscal year may be amended or supplemented by the Board of Directors as circumstances warrant. No binding monetary obligation of the Corporation shall be entered into unless there exists at the time in the applicable budget line item an unencumbered balance in an amount no less than lesser of (a) the amount of the monetary obligation to be incurred without either the amendment or supplement of such budget and line items by the Board of Directors and (b) the amount of the monetary obligation that will be due and payable in the fiscal year in which the monetary obligation is incurred. Nothing in this budgetary process shall be construed as prohibiting the President from approving the transfer of an unencumbered balance from any line item, account, or fund to a line item, account, or fund with respect to which an insufficient unencumbered balance exists when it is in the best interests of the Corporation to enter into the binding monetary obligation. In the event that due to unforeseen circumstances the annual budget has not been adopted and is not ready for adoption by the last day of the fiscal year immediately preceding the year for which such budget is to be effective, the Board of Directors may adopt a temporary budget governing fiscal matters for the first three months of the new fiscal year.

***Budgetary Basis of Accounting***

While reporting financial position, results of operations, and changes in fund balances on the basis of accounting principles generally accepted in the United States of America (GAAP), the budgetary basis as provided by law is based upon accounting for certain transactions on a basis of cash receipts, disbursements, and encumbrances. The Statements of Revenues, Expenditures, and Changes in Fund Balance - Budget (Non-GAAP Basis) and Actual are presented on the budgetary basis to provide a meaningful comparison of actual results with the budget. The major differences between the budget basis and the GAAP basis are as follows:

1. Revenues are recorded when received in cash (budget basis) as opposed to when susceptible to accrual (GAAP basis).
2. Expenditures are recorded when paid in cash (budget basis) as opposed to when the liability is incurred (GAAP basis).
3. Encumbrances are treated as expenditures (budget basis) rather than as a restricted, committed, or assigned fund balance (GAAP basis).

**Crawford County Land Reutilization Corporation**  
(A Component Unit of Crawford County)  
*Notes to the Supplementary Information*  
*For the Year Ended December 31, 2023*

The adjustments necessary to reconcile the GAAP and budgetary basis statements are as follows:

Net Change in Fund Balance

	<u>General</u>
GAAP Basis	(\$134,901)
Net Adjustment for Revenue Accruals	180,566
Net Adjustment for Expenditure Accruals	(213,792)
Prepaid Items	<u>(390)</u>
Budget Basis	<u>(\$168,517)</u>