

LUCAS COUNTY LAND REUTILIZATION CORPORATION

**(A COMPONENT UNIT OF LUCAS COUNTY)
LUCAS COUNTY, OHIO**

REGULAR AUDIT

**FOR THE YEAR ENDED
DECEMBER 31, 2024**



65 East State Street
Columbus, Ohio 43215
ContactUs@ohioauditor.gov
800-282-0370

Board of Directors
Lucas County Land Reutilization Corporation
One Government Center, Suite 580
Toledo, Ohio 43064

We have reviewed the *Independent Auditor's Report* of Lucas County Land Reutilization Corporation, prepared by Julian & Grube, Inc., for the audit period January 1, 2024 through December 31, 2024. 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. Lucas County Land Reutilization Corporation is responsible for compliance with these laws and regulations.

KEITH FABER
Ohio Auditor of State

Tiffany L. Ridenbaugh, CPA, CFE, CGFM
Chief Deputy Auditor

July 01, 2025

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**LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)
LUCAS COUNTY, OHIO**

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Independent Auditor's Report

Lucas County Land Reutilization Corporation
Lucas County
One Government Center, Suite 580
Toledo, Ohio 43064

To the Members of the Board of Directors:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of Lucas County Land Reutilization Corporation, Lucas County, Ohio, a component unit of Lucas County, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise Lucas County Land Reutilization Corporation's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of Lucas County Land Reutilization Corporation, as of December 31, 2024, and the respective changes in financial position, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of Lucas County Land Reutilization Corporation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 9 to the financial statements, Lucas County Land Reutilization Corporation adopted a change in accounting principle by implementing GASB Statement No. 101, "Compensated Absences". Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Lucas County Land Reutilization Corporation's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Lucas County Land Reutilization Corporation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Lucas County Land Reutilization Corporation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, 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 express an opinion or provide any assurance.

Lucas County Land Reutilization Corporation
Lucas County
Independent Auditor's Report

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 12, 2025 on our consideration of Lucas County Land Reutilization Corporation'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 Lucas County Land Reutilization Corporation'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 Lucas County Land Reutilization Corporation's internal control over financial reporting and compliance.



Julian & Grube, Inc.
May 12, 2025

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024
UNAUDITED

This management's discussion and analysis of the financial performance of the Lucas County Land Reutilization Corporation (the Corporation) provides an overall review of the Corporation's financial activities for the year ended December 31, 2024. 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 for 2024 are as follows:

- The Corporation is focused on returning troubled real estate to productive use, strengthening neighborhoods and accelerating economic activity in Lucas County communities. The Corporation works cooperatively with units of government and individual property owners in this mission.
- The Corporation received approximately \$1.7 million from Lucas County under a statutory arrangement to receive 5% of delinquent taxes collected. The Corporation also recognized revenue of approximately \$1.3 million from an Ohio Department of Development (ODOD) grant for brownfield remediation passed through the City of Toledo, \$1.0 million from an ODOD Brownfield Remediation Program grant, \$1.0 million from an ODOD Welcome Home Ohio Program grant, \$2.6 million from an ODOD Building Demolition & Site Revitalization Program grant, \$408 thousand from an ODOD Commercial Site Cleanup Pilot Program grant, and \$194 thousand from an ODOD Lead Safe Ohio Program grant.
- The Corporation adopted GASB Statement No. 101, "Compensated Absences", resulting in a restatement in net position as of December 31, 2023. The adoption decreased the net position from \$6,813,515 to \$6,687,841 as a result of recording unused sick liability.
- The Corporation's net position decreased from \$6,687,841 in 2023, as restated, to \$6,457,315 in 2024.

Overview of the Financial Statements

This annual report consists of financial statements and notes to the financial statements. These statements are organized so the reader can understand the Corporation's financial activities. The statements then proceed to provide a detailed look at our specific financial conditions.

The Statement of Net Position and Statement of Activities provide information about the activities of the Corporation, as a whole, presenting both an aggregate view of the Corporation's finances and a longer-term view of those finances. Fund financial statements tell how services were financed in the short-term as well as what dollars remain for future spending.

Reporting the Corporation's Financial Activities

Statement of Net Position and the Statement of Activities

The Statement of Net Position and Statement of Activities include all assets and liabilities using the *accrual basis of accounting* similar to the accounting method used by the private sector. This basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash was received or paid.

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024
UNAUDITED

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

The Statement of Net Position and the Statement of Activities are divided into the following categories:

- Assets and Deferred Outflows of Resources
- Liabilities and Deferred Inflows of Resources
- Net Position (Assets/Deferred Outflows minus Liabilities/Deferred Inflows)
- Program Expenses and Revenues
- General Revenues
- Net Position Beginning and End of Year

The table below provides a summary of Corporation's net position for 2024 and 2023.

Net Position	2024	Restated 2023
ASSETS		
Current and other assets	\$ 10,148,873	\$ 6,408,515
Assets held for resale	1,483,080	1,557,640
Capital assets, net	<u>12,836</u>	<u>25,668</u>
Total Assets	<u>11,644,789</u>	<u>7,991,823</u>
LIABILITIES		
Current and other liabilities	4,962,910	1,117,291
Long-Term Liabilities:		
Due Within One Year	84,494	70,243
Due In More Than One Year	<u>140,070</u>	<u>116,448</u>
Total Liabilities	<u>5,187,474</u>	<u>1,303,982</u>
NET POSITION		
Investment in capital assets	12,836	25,668
Unrestricted	<u>6,444,479</u>	<u>6,662,173</u>
Total Net Position	<u>\$ 6,457,315</u>	<u>\$ 6,687,841</u>

Accounts receivable consist primarily of project expenses that are to be reimbursed from ODOD Cleanup Pilot, ODOD Brownfield Remediation and ODOD Building Demolition grants. The Corporation performs asbestos removal prior to demolition and rehabilitation of structures. The Corporation is reimbursed by the City of Toledo and ODOD for a portion of these costs. An allowance for doubtful accounts was not recorded because all receivables are expected to be collected.

Assets held for resale consist of any unsold parcels that are held by the Corporation recorded at the lower of cost or market.

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024
UNAUDITED

The increase in liabilities was primarily due to pollution remediation related to the remediation of asbestos and other hazardous waste under the ARPA grant and various ODOD grants.

Over time, net position can serve as useful indicator of a government's financial position. At December 31, 2024, the Corporation's net position was \$6,457,315 down from \$6,687,841 in 2023.

The table below shows the changes in net position for the years ending December 31, 2024 and 2023.

Change in Net Position		
	2024	Restated 2023
REVENUES		
Program Revenues:		
Charges for Services	\$ 999,190	\$ 1,071,197
Operating Grants and Contributions	<u>6,624,511</u>	<u>6,705,638</u>
<i>Total Program Revenues</i>	<u>7,623,701</u>	<u>7,776,835</u>
General Revenues:		
Intergovernmental	1,725,015	1,846,215
Interest	257,641	230,876
Miscellaneous	<u>8,118</u>	<u>5,887</u>
<i>Total General Revenues</i>	<u>1,990,774</u>	<u>2,082,978</u>
<i>Total Revenues</i>	<u>9,614,475</u>	<u>9,859,813</u>
PROGRAM EXPENSES		
Professional and Contract Services	8,076,392	8,542,887
Administration	<u>1,768,609</u>	<u>1,710,501</u>
<i>Total Program Expenses</i>	<u>9,845,001</u>	<u>10,253,388</u>
Change in Net Position	(230,526)	(393,575)
Net Position at Beginning of Period	<u>6,687,841</u>	<u>7,081,416</u>
Net Position at End of Year	<u>\$ 6,457,315</u>	<u>\$ 6,687,841</u>

Revenues for 2024 and 2023 consist primarily of 5% delinquent tax and assessments from Lucas County to the Corporation for the purpose of land reutilization and approximately \$6.5 million and \$3.8 million from ODOD grants and \$2.9 million from an American Rescue Plan Act (ARPA) grant (2023) for brownfield remediation passed through from the City of Toledo. The Corporation acquired 480 properties in 2024 compared to 521 properties in the prior year and disposed of 537 properties in 2024 compared to 554 in 2023. The Corporation remediated and demolished properties with ODOD funds in 2024 and ODDD and ARPA funds received through the City of Toledo in 2023. As a result of the decreased funding for these projects, the Corporation's expenses decreased accordingly. Program expenses unrelated to the grants decreased \$247 thousand due to the St. Anthony Redevelopment project and Neighborhood Justice Fund projects occurring in 2023.

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2024
UNAUDITED

Reporting on the Corporation's Most Significant Fund

Governmental Fund

The presentation for the Corporation's only fund, the general fund, focuses on how resources flow into and out of it and the balance that is left at year end and available for spending in future periods. The general fund is reported using the modified accrual of accounting which measures cash and all other financial assets that are expected to be readily converted to cash. The governmental fund statements provide a detailed short-term view of the Corporation's general operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future on services provided to the Corporation's government constituents. The relationship (or difference) between governmental activities (reported on the Statement of Net Assets and the Statement of Activities) and the general fund is reconciled in the financial statements.

The Corporation had governmental revenues of \$8,530,507 and expenditures of \$9,794,297.

Capital Assets

In 2024 and 2023, the Corporation had no capital asset purchases or disposals.

Debt

As of December 31, 2024 and 2023, the Corporation does not have any debt.

Current Financial Related Activities

The Corporation began operations on August 31, 2010. The Corporation is Lucas County, Ohio's agent to reclaim, rehabilitate, and reutilize vacant, abandoned, tax foreclosed, and other real property in Lucas County. The purpose of the Corporation is to strengthen neighborhoods in Lucas County by returning vacant and abandoned properties to productive use. By strategically acquiring troubled real estate and returning it to productive use, the Corporation works to reduce blight, promote economic development, increase property values, and thereby improve the quality of life of all Lucas County residents. The principal operating revenues of the Corporation are contributions from Lucas County's delinquent estate tax and assessment collection fund authorized by statute and revenue from property dispositions.

Request for Information

This financial report is designed to provide users of the financial statements with a general overview of the Corporation's finances and show the Corporation's accountability for the money it receives. If you have questions about this report or need additional financial information contact Shantae Brownlee, Chief Financial Officer, Lucas County Land Reutilization Corporation, One Government Center, Suite 580, Toledo, Ohio 43064.

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Governmental Activities
Assets	
Cash and Cash Equivalents	\$ 4,421,242
Intergovernmental Receivables	5,727,631
Assets Held For Resale	1,483,080
Depreciable Capital Assets, Net	12,836
	<hr/>
Total Assets	11,644,789
	<hr/>
Liabilities	
Accounts Payable	180,449
Pollution Remediation Payable	1,430,086
Wages Payable	29,061
Due to Other Governments	3,323,314
Long-Term Liabilities:	
Due Within One Year	84,494
Due In More Than One Year	140,070
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Total Liabilities	5,187,474
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Net Position	
Investment in Capital Assets	12,836
Unrestricted	6,444,479
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Total Net Position	\$ 6,457,315
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See Accompanying Notes to the Basic Financial Statements

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

		Program Revenues		Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Governmental Activities:				
Professional and Contract Services	\$ 8,076,392	\$ 999,190	\$ 6,624,511	\$ (452,691)
Administration	1,768,609	-	-	(1,768,609)
Total	<u>\$ 9,845,001</u>	<u>\$ 999,190</u>	<u>\$ 6,624,511</u>	<u>\$ (2,221,300)</u>
General Revenue:				
Intergovernmental				1,725,015
Interest				257,641
Miscellaneous				8,118
Total General Revenues				<u>1,990,774</u>
Change in Net Position				(230,526)
Net Position at Beginning of Year, as previously reported				6,813,515
Restatement - Change in Accounting Principle				<u>(125,674)</u>
Net Position at Beginning of Year, Restated (Note 9)				<u>6,687,841</u>
Net Position at End of Year				<u>\$ 6,457,315</u>

See Accompanying Notes to the Basic Financial Statements

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

BALANCE SHEET
GOVERNMENTAL FUND
DECEMBER 31, 2024

	General Fund
Assets	
Cash and Cash Equivalents	\$ 4,421,242
Intergovernmental Receivables	5,727,631
Assets Held for Resale	1,483,080
	<hr/>
Total Assets	\$ 11,631,953
	<hr/>
Liabilities	
Accounts Payable	\$ 180,449
Pollution Remediation Payable	1,430,086
Wages Payable	29,061
Due to Other Governments	3,323,314
	<hr/>
Total Liabilities	4,962,910
	<hr/>
Deferred Inflows of Resources	
Intergovernmental Revenue Not Available	2,145,236
	<hr/>
Total Deferred Inflows of Resources	2,145,236
	<hr/>
<i>Fund Balance:</i>	
Nonspendable: Assets Held for Resale	1,483,080
Unassigned	3,040,727
	<hr/>
Total Fund Balance	4,523,807
	<hr/>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 11,631,953
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See Accompanying Notes to the Basic Financial Statements

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO
NET POSITION OF GOVERNMENTAL ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

Total Governmental Fund Balances	\$ 4,523,807
Amounts reported for 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.	12,836
Other long-term assets are not available to pay for current period expenditures and therefore, are deferred inflows in the funds	
Intergovernment Receivable	2,145,236
Compensated absences payable is a contractually required benefit not expected to be paid with expendable available financial resources and therefore not reported in the funds.	<u>(224,564)</u>
Net Position of Governmental Activities	<u><u>\$ 6,457,315</u></u>

See Accompanying Notes to the Basic Financial Statements

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2024

	General Fund
	<hr/>
Revenues:	
Intergovernmental	\$ 1,725,015
Operating Grants and Contributions	5,540,543
Charges for Services	999,190
Interest	257,641
Miscellaneous	<u>8,118</u>
Total Revenues	<u>8,530,507</u>
Expenditures:	
Professional and Contract Services	8,063,560
Administration	<u>1,730,737</u>
Total Expenditures	<u>9,794,297</u>
Net Change in Fund Balance	(1,263,790)
Fund Balances Beginning of Year	<u>5,787,597</u>
Fund Balances End of Year	<u><u>\$ 4,523,807</u></u>

See Accompanying Notes to the Basic Financial Statements

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE OF GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

Net Change in Fund Balance - Total Governmental Fund	\$ (1,263,790)
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Amounts reports for governmental activities in the
statement of activities are different because:

Government funds report capital outlays as expenditures. However, in the
statement of activities, the cost of those assets is allocated over their estimated
useful lives as depreciation expense. This is the amount by which capital outlays
exceeds depreciation expense in the current period.

Current year depreciation	(12,832)
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Revenues in the statement of activities that do not provide current financial
resources are not reported as revenues in the funds.

Intergovernmental receivable	(224,068)
Asbestos removal	1,308,036

Some expenses in the statement of activities, such as vacation and sick
benefits payable, do not require the use of current financial resources
and therefore are not reported as expenditures in governmental funds.

	<u>(37,872)</u>
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Change in Net Position of Governmental Activities	<u><u>\$ (230,526)</u></u>
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LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 1 - DESCRIPTION OF THE REPORTING ENTITY

The Lucas County Land Reutilization Corporation (the Corporation) is a county land reutilization corporation that was formed on August 31, 2010 when the Lucas County Board of Commissioners authorized the incorporation of the Corporation under Chapter 1724 of the Ohio Revised Code through resolution number 10-713 as a not-for-profit corporation under the laws of the State of Ohio. The purpose of the Corporation is to strengthen neighborhoods in Lucas County (the County) by returning vacant and abandoned properties to productive use. 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.

Pursuant to Section 1724.03 (B) of the Ohio Revised Code, the Board of Directors of the Corporation shall be composed of nine members including, (1) the County Treasurer, (2) at least two members of the County Board of Commissioners, (3) one member who is a representative of the largest municipal corporation, based on the population according to the most recent federal decennial census, that is located in the County, (4) one member who is a representative of a township with a population of at least ten thousand in the unincorporated area of the township according to the most recent federal decennial census, and (5) any remaining members selected by the County Treasurer and the County Commissioners who are members of the Corporation board. The term of office of each ex officio director runs concurrently with the term of office of that elected official. The term of office of each appointed director is two years.

The County is a political subdivision of the State of Ohio. In accordance with the Governmental Accounting Standards Board (GASB) Statement Number 14, as amended by GASB Statement Number 39, *The Financial Reporting Entity*, the County's primary government and basic financial statements include component units, which are defined as legally separate organizations for which the County is financially accountable. The County is financially accountable for an organization if the County appoints a voting majority of the organization's governing board and (1) the County is able to significantly influence the programs or services performed or provided by the organization; or impose its will over the organization; or (2) the County is legally entitled to or can otherwise access the organization's resources; or (3) the County is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization; or (4) the County is obligated for the debt of organization. The Corporation is a legally separate entity and is reported by the County as a discretely presented component unit in the County's basic financial statements. The Corporation does not have any component units and does not include any organizations in its presentation. The Corporation's management believes these basic financial statements present all activities for which the Corporation is financially accountable.

The basic 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. GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Corporation's significant accounting policies are described below.

Basis of Presentation

The Corporation's basic financial statements consist of government-wide 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.

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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, except for the fiduciary funds. These statements usually distinguish between those activities of the Corporation that are governmental and those that are business-type. The Corporation, however, does not have any business-type activities.

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 earned on grants 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

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.

Fund Accounting

The Corporation uses fund accounting to segregate cash and investments that are restricted as to use. A fund is a separate 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.

For financial statement presentation purposes, the Corporation's fund is classified as governmental.

Governmental Funds

Governmental funds focus on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be repaid. 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 that are received from the County Treasurer from penalties collected on delinquent property taxes and interest on those delinquencies. 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.

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continued

Measurement Focus

Government-Wide Financial Statements

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

Fund Financial Statements

The general fund is accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balance reports on 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 statements for the general fund.

Basis of Accounting

Basis of accounting determines when transactions are recorded on the financial records and reported on the financial statements. Government-wide statements are prepared using the accrual basis of accounting. The general 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 revenue and in the presentation of expenses versus expenditures.

Revenues - Exchange and Nonexchange 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 year in which the resources are measurable and become available. Available means that 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 sixty days of year-end.

Nonexchange transactions, in which the Corporation receives value without directly giving equal value in return, include grants, entitlements and donations. 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.

Under the modified accrual basis, interest and grants revenue sources are considered to be both measurable and available at year-end.

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continued

Deferred Outflows of Resources and Deferred Inflows of Resources

In addition to assets, the government-wide statement of net position will report a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to future period and will not be recognized as an outflow of resources (expense/expenditure) until then. The Corporation did not report deferred outflows of resources for the current year.

In addition to liabilities, the governmental fund financial statements report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. Deferred inflows of resources include intergovernmental revenue not available and pollution remediation recoveries, which represents receivables which will not be collected within the available period. This amount is deferred and recognized as an inflow of resources in the period the amounts become available.

Expenses/Expenditures

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

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.

Federal Income Tax

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

Cash and Cash Equivalents and Investments

All monies received by the Corporation are deposited in a demand deposit account. Investments with original maturities of three months or less at the time they are purchased by the Corporation are included on the financial statements as cash equivalents.

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continued

During 2024, the Corporation invested in State Treasury Asset Reserve of Ohio (STAR Ohio). STAR Ohio is an investment pool managed by the State Treasurer's Office which allows governments within the State to pool their funds for investment purposes. STAR Ohio is not registered with the SEC as an investment company, but has adopted Governmental Accounting Standards Board (GASB), Statement No. 79, "Certain External Investment Pools and Pool Participants." The Corporation measures its investment in STAR Ohio at the net asset value (NAV) per share provided by STAR Ohio. The NAV per share is calculated on an amortized cost basis that provides an NAV per share that approximates fair value.

For 2024, there were no limitations or restrictions on any participant withdrawals due to redemption notice periods, liquidity fees, or redemption gates. However, notice must be given 24 hours in advance of all deposits and withdrawals exceeding \$100 million. STAR Ohio reserves the right to limit the transaction to \$250 million, requiring the excess amount to be transacted the following business day(s), but only to the \$250 million limit. All accounts of the participant will be combined for these purposes.

Capital Assets

Capital assets are reported in the governmental activities in the government-wide financial statements. Capital assets are defined by the Corporation as assets with an initial, individual cost of more than \$25,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Capital assets are depreciated using the straight-line method with vehicles having estimated useful lives of 5 years.

Assets Held For Resale

Assets held for resale consist of any unsold parcels that have been transferred into the name of the Corporation. Parcels are valued at lower of cost or market. Cost of these parcels are based solely on the expense incurred by the Corporation that directly pertains to said parcels, including but not limited to, property purchase cost, appraisal, inspection and recording fees, renovation costs and professional services. The Corporation holds the properties until the building or lot is either sold to a new residential or business occupant, or rehabilitated, or demolished and then sold. Unimproved properties may be transferred to the city or township they are, until those parcels may be merged with adjacent parcels for development or green space projects, or the Corporation may sell such lots to the owners of adjacent parcels for a nominal cost.

Accrued Liabilities and Long-Term Obligations

All payables, accrued liabilities and long-term obligations are reported in 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. However, compensated absences are reported as a liability in the fund financial statements only to the extent payments come due each period upon the occurrence of employee resignations and retirements.

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continued

Compensated Absences

The Corporation is not bound by the compensated absence laws prescribed by the Ohio Revised Code for purely governmental entities. The Corporation records accumulated unpaid sick, vacation, personal, and overtime pay when earned by employees.

The Corporation prohibits an employee from accumulating more than 30 days of vacation time on an annual basis. Normally, all vacation time is to be taken in the year available. Unused vacation time up to a maximum of 10 days is payable upon termination of employment not for cause. Unused sick time may be accumulated until retirement and does not lapse, but a retiring employee is not entitled to any payment for accumulated sick time. Personal time is earned up to a maximum of five days; however, personal time lapses each year and is not paid upon retirement. All sick, vacation and personal time payments are made at the employee's current wage rates.

Net Position

Net position represents the difference between assets/deferred outflow of resources and liabilities/deferred inflows of resources. The net position component "investment in capital assets," consists of capital assets, net of accumulated depreciation. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation 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, 2024.

The Corporation applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

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 the governmental funds. The classifications are as follows:

Nonspendable Fund Balance – The nonspendable fund balance classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash. It includes property acquired for resale, unless the use of the proceeds from the sale of these properties is restricted, committed or assigned.

Restricted Fund Balance – The restricted classification is used 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 imposed by law through constitutional provisions or enabling legislation.

Committed Fund Balance – The committed fund balance classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Corporation's Board of Directors.

Assigned Fund Balance – Assigned fund balance includes amounts that are constrained by the Corporation's intent to be used for specific purposes, but are neither restricted nor committed.

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continued

Unassigned Fund Balance – Unassigned fund balance is the residual classification for the general fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund.

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

Intergovernmental Revenue

The Corporation receives operating income through Lucas 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 upon the Corporation's written request.

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.

NOTE 3 – CAPITAL ASSETS

Capital assets activity for the year ended December 31, 2024 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities				
Capital assets, being depreciated				
Vehicles	\$ 64,164	\$ -	\$ -	\$ 64,164
Total capital assets, being depreciated	<u>64,164</u>	<u>-</u>	<u>-</u>	<u>64,164</u>
Less accumulated depreciation for:				
Vehicles	(38,496)	(12,832)	-	(51,328)
Total accumulated depreciation	<u>(38,496)</u>	<u>(12,832)</u>	<u>-</u>	<u>(51,328)</u>
Total capital assets being depreciated, net	<u>\$ 25,668</u>	<u>\$ (12,832)</u>	<u>\$ -</u>	<u>\$ 12,836</u>

Depreciation expense of \$12,832 was charged to Administration for governmental activities in 2024.

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 4 – DEPOSITS AND INVESTMENTS

At December 31, 2024, the carrying amount of the Corporation's deposits was \$138,740, with a related bank balance of \$402,114. Based on the criteria described in GASB Statement Number 40, *Deposits and Investment Risk Disclosures*, as of December 31, 2024, \$250,000 and was covered by Federal Deposit Insurance Corporation (FDIC) and \$152,114 was uninsured and collateralized. Custodial credit risk is the risk that, in the event of bank failure, the Corporation will not be able to recover deposits or collateral securities that are in the possession of an outside party. The Corporation has no deposit policy for custodial credit risk beyond the requirements of the State statute. Ohio law requires that deposits either be insured or protected by (1) 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 (2) 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 deposited being secured or a rate set by the Treasurer of State. Although all statutory requirements for the deposits of money had been followed, noncompliance with Federal requirements could potentially subject the Corporation to a successful claim by the FDIC.

Investments are reported at fair value. As of December 31, 2024, the Corporation had the following investments:

	Measurement Value	12 Months or Less	1-3 Years	3-5 Years
Amortized Cost:				
STAR Ohio	\$ 4,282,502	\$ 4,282,502	\$ -	\$ -
Total Investments	\$ 4,282,502	\$ 4,282,502	\$ -	\$ -

Reconciliation of Cash and Investments to the Statement of Net Position

The following is a reconciliation of cash and investments as reported in the footnote above to cash and cash equivalents as reported on the statement of net position as of December 31, 2024:

<u>Cash and Investments per Note Disclosure</u>	
Carrying amounts of deposits	\$ 138,740
Investments	<u>4,282,502</u>
Total per Statement of Net Position	<u>\$ 4,421,242</u>

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 5 – 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. The Corporation contracts with Ohio Plan for various types of insurance as follows:

Type	Coverage
General Aggregate	\$3,000,000
Liability Property	2,000,000
Commercial General Liability	2,000,000
Personal Injury	2,000,000
Directors/Officers Liability	1,000,000
Employment Practices Liability	1,000,000

During the last three years, the settled claims have not exceeded commercial coverage. There has been no significant decrease in coverage from the prior year.

NOTE 6 - TRANSACTIONS WITH LUCAS COUNTY

Pursuant to and in accordance with Section 321.261 (B) of the Ohio Revised Code, the Corporation has been authorized by the Lucas County Board of Commissioners to receive 5% of all collections of delinquent real property, personal property, and manufactured and mobile home taxes that are deposited into the County's Delinquent Tax Assessment Collection fund and will be available for appropriation by the Corporation to fund operations. At December 31, 2024, the Corporation recognized revenues of \$1,725,015 for these fees that were collected by the County in 2024.

Pursuant to and in accordance with Section 307.01(D) of the Ohio Revised Code, the Corporation entered into an agreement with the Board of Lucas County Commissioners to utilize office space and storage for no consideration.

NOTE 7 – RECEIVABLES

Allowance for doubtful accounts were not recorded because all receivables are expected to be collected. The governmental activities intergovernmental receivable are as follows:

ODOD Commercial Site Cleanup Pilot program	\$ 239,249
ODOD Lead Safe Ohio program	163,172
ODOD Brownfield Remediation program	529,129
ODOD Building Demolition program	4,612,506
ARPA Grant for Building Remediation	77,817
ODOD Welcome Home Ohio Program	88,148
HUD St. Anthony Revitalization project	17,610
	<u>\$ 5,727,631</u>

LUCAS COUNTY LAND REUTILIZATION CORPORATION
(A COMPONENT UNIT OF LUCAS COUNTY)

NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024

NOTE 8 – POLLUTION REMEDIATION

As part of the Corporation's efforts to put properties back to productive use, certain acquired properties are found to contain asbestos. The cost of remediation estimated by the Corporation is \$1,430,086 with the potential for additional costs in the future based on survey results. The estimated liability is based on the current value of outlays using the expected cash flow technique. Of this amount, \$1,308,036 is expected to be recovered from the Ohio Department of Development.

NOTE 9 – CHANGE IN ACCOUNTING PRINCIPLE

GASB Statement No. 100 is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The implementation of GASB Statement No. 100 had an effect on the financial statements of the Corporation.

For 2024, the Corporation has implemented GASB Statement No. 101, "*Compensated Absences*", to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

The following is the impact on the Corporation's net position as of December 31, 2023, for adopting GASB Statement No. 101, which resulted in an accrual of unused sick time.

Unadjusted Net Position, December 31, 2023	\$ 6,813,515
Accrued unused sick time	<u>(125,674)</u>
Restated Net Position, December 31, 2023	<u>\$ 6,687,841</u>

NOTE 10 – LONG-TERM OBLIGATION

Changes in the Corporation's long-term obligation during 2024 were as follows.

	Restated Balance 12/31/2023	Additions	Reductions	Balance 12/31/2024	Due Within One Year
Compensated Absences*	<u>\$ 186,692</u>	<u>\$ 37,872</u>	<u>\$ 0</u>	<u>\$ 224,564</u>	<u>\$ 84,494</u>

* The change in compensated absences liability is presented as a net change.

Compensated absences will be paid from the fund in which the employee's salary is paid.

**Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other
Matters Based on an Audit of Financial Statements Performed in Accordance With
*Government Auditing Standards***

Lucas County Land Reutilization Corporation
Lucas County
One Government Center, Suite 580
Toledo, Ohio 43064

To the Members of the Board of Directors:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Lucas County Land Reutilization Corporation, Lucas County, Ohio, a component unit of Lucas County, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise Lucas County Land Reutilization Corporation's basic financial statements, and have issued our report thereon dated May 12, 2025, wherein we noted as described in Note 9 to the financial statements, Lucas County Land Reutilization Corporation adopted a change in accounting principle by implementing GASB Statement No. 101, "Compensated Absences".

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Lucas County Land Reutilization Corporation's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Lucas County Land Reutilization Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of Lucas County Land Reutilization Corporation's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of Lucas County Land Reutilization Corporation's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Lucas County Land Reutilization Corporation

Lucas County

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters

Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Lucas County Land Reutilization Corporation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Lucas County Land Reutilization Corporation's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Lucas County Land Reutilization Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Julian & Grube, Inc.

May 12, 2025

**LUCAS COUNTY LAND REUTILIZATION CORPORATION
LUCAS COUNTY, OHIO**

**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
DECEMBER 31, 2024**

Finding Number	Year Initially Occurred	Finding Summary	Status	Additional Information
2023-001	2023	<u>Significant Deficiency – Financial Statement Presentation</u> : Certain adjustments were made to the financial statements and note disclosures to properly state amounts for the year ended December 31, 2023.	Partially corrected	Finding repeated in the management letter

OHIO AUDITOR OF STATE KEITH FABER



LUCAS COUNTY LAND REUTILIZATION CORPORATION

LUCAS 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 7/15/2025

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

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