OHIO AUDITOR OF STATE
KEITH FABER

PICKERINGTON COMMUNITY IMPROVEMENT CORPORATION
FAIRFIELD COUNTY
DECEMBER 31, 2025 AND 2024

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OHIO AUDITOR OF STATE
KEITH FABER

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INDEPENDENT AUDITOR'S REPORT

Pickerington Community Improvement Corporation
Fairfield County
100 Lockville Road
Pickerington, Ohio 43147

To the Board of Directors:

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the Pickerington Community Improvement Corporation, Fairfield County, Ohio (the Corporation), as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the Pickerington Community Improvement Corporation, Fairfield County, Ohio as of December 31, 2025 and 2024, and the respective changes in financial position and, where applicable, cash flows for the year then ended in accordance with the 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 (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the 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.

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 the 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 GAAS 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 GAAS and *Government Auditing Standards*, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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 the 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 26, 2026, on our consideration of the Corporation's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the 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 the Corporation's internal control over financial reporting and compliance.

KEITH FABER
Ohio Auditor of State

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

May 26, 2026

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PICKERINGTON COMMUNITY IMPROVEMENT CORPORATION
FAIRFIELD COUNTY
(A Component Unit of the City of Pickerington)

MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2025
(UNAUDITED)

The discussion and analysis of the Pickerington Community Improvement Corporation, Fairfield County (the Corporation) financial performance provides an overall review of the Corporation's financial activities for the year ended December 31, 2025. The intent of this discussion and analysis is to look at the Corporation's financial performance as a whole; readers should also review the basic financial statements and the notes to the basic financial statements to enhance their understanding of the Corporation's financial performance.

Financial Highlights

Key financial highlights for are as follows:

- The Corporation, acting on behalf and as agent of the City of Pickerington, entered into lease agreements with Johnson's Real Ice Cream, a restaurant which serves ice cream, cakes, pies and other novelties and Local Cantina a restaurant featuring made-from-scratch Tex-Mex, hand-crafted margaritas, and a two-story rooftop patio in the downtown/Elevate District. These businesses are located at 192 Hill Road North and 4 East Columbus Street Pickerington Ohio. Johnson's Real Ice Cream opened in 2025 while Local Cantina opened in 2026.

- The total net position of the Corporation increased $1,208,628 at December 31, 2025. This increase is primarily attributed to capital contributions totaling $1,979,110 from the City of Pickerington for improvements to tenant properties.

- Total operating revenues for 2025 were $0 while operating expenses increased $431 to $2,399 from the prior year. The City of Pickerington contributed $1,981,508 toward the Corporation in 2025, which was comprised of an operating subsidy of $2,398 and capital contributions of $1,979,110.

Using this Annual Financial Report

This annual report consists of a series of financial statements and notes to these statements. These statements are organized so the reader can understand the Corporation as a financial whole, an entire operating entity. The statements then proceed to provide an increasingly detailed look at specific financial activities. The statement of net position and statement of revenues, expenses, and change in net position 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.

Reporting the Corporation as a Whole

Statement of Net Position and the Statement of Revenues, Expenses and Change in Net Position

The Statement of Net Position and the Statement of Revenues, Expenses and Change in Net Position answer the question, "How did we do financially during 2025?" These statements present all assets and liabilities both financial and capital, and short-term and long-term, using the accrual basis of accounting and economic resource focus, which is similar to the accounting used by most private – sector companies. The accrual basis of accounting considers all revenues and expenses during the year, regardless of when the cash is received or paid.

These two statements report the Corporation's net position and change in that position. This change in net position is important because it tells the reader that, for the Corporation as a whole, the financial position of the Corporation has improved or diminished. The causes of this change may be the result of many factors, some financial, some not.

Summary of Net Position

The table below provides a summary of the Corporation's net position for 2025 and 2024:

	2025	2024
Assets		
Current assets	$ 15,437	$ -
Capital assets	1,257,070	-
Total assets	1,272,507	-
Liabilities		
Contracts payable	64,239	-
Net Position		
Investment in capital assets	1,192,831	-
Unrestricted	15,437	-
Total net position	$ 1,208,268	$ -

Over time, net position can serve as a useful indicator of a government's financial position. At December 31, 2025 and 2024, the Corporation's assets exceeded liabilities by $1,208,268 and $0, respectively. The balance of unrestricted net position may be used to meet the Corporation's ongoing obligations.

The table below shows the changes in net position for years 2025 and 2024:

PICKERINGTON COMMUNITY IMPROVEMENT CORPORATION
FAIRFIELD COUNTY
(A Component Unit of the City of Pickerington)

MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2025
(UNAUDITED)

	2025	2024
Operating Revenues:		
Total Operating Revenues	$ -	$ -
Operating Expenses:		
Purchased services	2,276	1,968
Materials and supplies	123	-
Total Operating Expenses	2,399	1,968
Operating loss	(2,399)	(1,968)
Nonoperating Revenues (Expenses):		
Operating contribution from City of Pickerington	2,398	1,968
Disposal of capital assets to City of Pickerington	(770,841)	-
Total Nonoperating Revenues	(768,443)	1,968
Income before capital contributions	(770,842)	-
Capital contribution from City of Pickerington	1,979,110	-
Changes in Net Position	1,208,268	-
Beginning Net Position	-	-
Ending Net Position	$ 1,208,268	$ -

Total operating revenues for 2025 and 2024 were $0 while operating expenses increased $431 to $2,399 from the prior year. The City of Pickerington contributed $1,981,508 toward the Corporation in 2025, which was comprised of an operating subsidy of $2,398 and capital contributions of $1,979,110.

Capital and Debt Administration

Capital Assets

The Corporation reported construction in progress totaling $1,257,070 associated with tenant improvements associated with Johnson's Real Ice Cream and Local Cantina. Additional detail can be found in Note 5 in the notes to the basic financial statements.

Debt

The Corporation did not report outstanding debt at December 31, 2025.

Economic Conditions and Outlook

The Corporation will continue to be a vital asset as it relates to marketing and developing business within the City of Pickerington including its Historic Downtown. It is expected the Corporation will seek input from residents and the commercial community finding ways to drive growth throughout the City of Pickerington.

Contacting the Corporation's Financial Management

This financial report is designed to provide our citizen's, taxpayers, and investors and creditors with a general overview of the Corporation's finances and to show the Corporation's accountability for the money it receives. If you have questions about this report or need additional financial information contact the City Manager's Office, 100 Lockville Road, Pickerington, Ohio 43147.

PICKERINGTON COMMUNITY IMPROVEMENT CORPORATION
FAIRFIELD COUNTY
(A Component Unit of the City of Pickerington)

STATEMENT OF NET POSITION
DECEMBER 31, 2025

Assets:	
Current assets:	
Cash and cash equivalents	$ 15,437
Non-current assets:	
Capital assets:	
Nondepreciable capital assets	1,257,070
Total assets	1,272,507
Liabilities:	
Contract payable	64,239
Net Position:	
Investment in capital assets	1,192,831
Unrestricted	15,437
Total net position	$ 1,208,268

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS.

PICKERINGTON COMMUNITY IMPROVEMENT CORPORATION
FAIRFIELD COUNTY
(A Component Unit of the City of Pickerington)

STATEMENT OF REVENUES, EXPENSES AND
CHANGE IN NET POSITION
PROPRIETARY FUND
FOR THE YEAR ENDED DECEMBER 31, 2025

Operating Revenues:	
Total operating revenues	$ -
Operating Expenses:	
Purchased services	2,276
Materials and supplies	123
Total operating expenses	2,399
Operating loss	(2,399)
Nonoperating Revenues (Expenses):	
Operating contribution from City of Pickerington	2,398
Disposal of capital assets to City of Pickerington	(770,841)
Total nonoperating revenues	(768,443)
Loss before capital contributions	(770,842)
Capital contribution from City of Pickerington	1,979,110
Change in net position	1,208,268
Net position at beginning of year	-
Net position at end of year	$ 1,208,268

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS.

PICKERINGTON COMMUNITY IMPROVEMENT CORPORATION
FAIRFIELD COUNTY
(A Component Unit of the City of Pickerington)

STATEMENT OF CASH FLOWS
PROPRIETARY FUND
FOR THE YEAR ENDED DECEMBER 31, 2025

Cash flows from operating activities:	
Cash payments for supplies and purchased services	$ (2,399)
Net cash used for operating activities	(2,399)
Cash flows from noncapital financing and related activities:	
Cash received operating contributions	2,398
Net cash provided by noncapital and related financing activities	2,398
Cash flows from capital and related financing activities:	
Acquisition of capital assets	(1,963,672)
Cash received from capital contributions	1,979,110
Net cash provided by capital and related financing activities	15,438
Net increase in cash and cash equivalents	15,437
Cash and cash equivalents at beginning of year	-
Cash and cash equivalents at end of year	$ 15,437
Reconciliation of operating loss to net cash used for operating activites:	
Operating loss	$ (2,399)
Net cash used for operating activities	$ (2,399)

Non-Cash Noncapital Financing and Related Activities:
Capital assets purchased on account amounted to $64,239 at December 31, 2025.

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS.

NOTE 1 - DESCRIPTION OF THE REPORTING ENTITY

The Pickerington Community Improvement Corporation (the "Corporation") was formed pursuant to Ordinance 2018-31 passed November 6, 2018. The Corporation was designated as a nonprofit organization of the City of Pickerington (the City) pursuant to Title XVII, Chapters 1702 and 1724 of the Ohio Revised Code for the purpose to advance, encourage, and promote industrial, economic, commercial and civic development for the City. The Corporation has been designated as the City's agent for industrial and commercial distributions, research development and community events.

The Board of Trustees is to be comprised of five members noting three are appointed by the City, including the Mayor, the City Manager and a member of City Council while the two remaining seats by citizens are recommended by those appointed. The Corporation does not operate with substantively the same governing body as the City, or primary government.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City is a charter municipal corporation incorporated under the laws of the State of Ohio. In accordance with Governmental Accounting Standards Board (GASB) Statement No. 14, as amended by GASB Statement No. 39, *The Financial Reporting Entity* and GASB Statement No. 61, *The Financial Reporting Entity: Omnibus,* the City's primary government and basic financial statements include component units which are defined as legally separate organizations for which the City is financially accountable. Financial accountability is defined as the appointment of a voting majority of the organization's board and either: 1) the City's ability to impose its will over the organization, or 2) the possibility that the organization will provide a financial benefit or impose a financial burden to the City. The Corporation is a legally separate entity and is reported by the City as a discretely presented component unit in the City's basic financial statements. The Corporation does not have any component units and does not include any other 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 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.

A. Basis of Accounting

The basic financial statements of the Corporation are prepared using the accrual basis of accounting in conformity with GAAP. Revenues are recognized when earned and expenses are recognized when incurred.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

B. Basis of Presentation

The Corporation's basic financial statements consist of a statement of net position, a statement of revenues, expenses and changes in net position, and a statement of cash flows.

C. Cash and Cash Equivalents

For the purpose of the statement of cash flows, all cash in the Corporation's checking account is considered to be cash and cash equivalents. All monies received by the Corporation are deposited in a non-interest demand deposit account.

D. Capital Assets

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets are recorded at their acquisition cost. The Corporation maintains a capitalization threshold of $5,000. Improvements are capitalized; the costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are not. Interest incurred during the construction of capital assets is also capitalized.

All reported capital assets are depreciated except for land, construction in progress and easements. Improvements are depreciated over the remaining useful lives of the related capital assets. Useful lives for infrastructure were estimated based on the Corporation's historical records of necessary improvements and replacement.

Depreciation is computed using the straight-line method over the following useful lives:

Description	Estimated Lives
Land improvements	5 - 65 years
Buildings and improvements	20 - 50 years
Furniture, fixtures and equipment	5 - 20 years
Vehicles	8 years

E. Net Position

Net position represents the difference between assets and liabilities. Investment in capital assets consists of capital assets reduced by payables associated with the acquisition, construction or improvement of those assets. The Corporation does not report restricted net position.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

F. Operating Revenues & Expenses

Operating revenues consist primarily of fees for providing services and other income. Operating expenses include the cost of providing these services, including administrative expenses. Nonoperating revenues and expenses are all revenues and expenses not meeting the definition of operating revenues and expenses. Nonoperating revenues include grants or payments made on behalf of the Corporation by other entities. Nonoperating expenses may include disposals to the primary government and other nonoperating expenses.

G. Intergovernmental Revenue

The City of Pickerington, an incorporated entity established under Title Seven - Ohio Revised Code, contributed $1,981,508 during 2025 to fund the Corporation.

H. Extraordinary and Special Items

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events that are within the control of the Corporation Administration and that are either unusual in nature or infrequent in occurrence. Neither type of transaction occurred during 2025.

I. 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 - CASH AND CASH EQUIVALENTS

State statutes classify monies held by the Corporation into three categories:

Active deposits are public deposits necessary to meet current demands on the treasury. Such monies must be maintained either as cash in the Corporation Treasury, in commercial accounts payable or withdrawable on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.

Inactive deposits are public deposits that Council has identified as not required for use within the current five year period of designation of depositories. Inactive deposits must either be evidenced by certificates of deposit maturing not later than the end of the current period of designation of depositories, or by savings or deposit accounts including, but not limited to, passbook accounts.

NOTE 3 - CASH AND CASH EQUIVALENTS (Continued)

Interim deposits are deposits in interim monies. Interim monies are those monies which are not needed for immediate use, but which will be needed before the end of the current period of designation of depositories. Interim deposits must be evidenced by time certificates of deposit maturing not more than one year from the date of deposit or by savings or deposit accounts including passbook accounts.

Interim monies may be deposited or invested in the following securities:

1. United States Treasury Notes, Bills, Bonds, or any other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal or interest by the United States;

2. Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including, but not limited to, the Federal National Mortgage Association, Federal Home Loan Bank, Federal Farm Credit Bank, Federal Home Loan Mortgage Corporation, and Government National Mortgage Association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities;

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

4. Bonds and other obligations of the State of Ohio, and with certain limitations including a requirement for maturity within ten years from the date of settlement, bonds and other obligations of political subdivisions of the State of Ohio, if training requirements have been met;

5. Time certificates of deposit or savings or deposit accounts including, but not limited to, passbook accounts;

6. No-load money market mutual funds consisting exclusively of obligations described in items 1 or 2 above and repurchase agreements secured by such obligations, provided that investments in securities described in this division are made only through eligible institutions;

7. The State Treasurer's investment pool, the State Treasury Asset Reserve of Ohio (STAR Ohio);

8. High grade commercial paper for a period not to exceed 270 days in an amount not to exceed forty percent of the Corporation's interim monies available for investment; and,

9. Bankers acceptances for a period not to exceed 180 days and in an amount not to exceed forty percent of the Corporation's interim monies available for investment.

NOTE 3 - CASH AND CASH EQUIVALENTS (Continued)

The Corporation may also invest any monies not required to be used for a period of six months or more in the following:

1. Bonds of the State of Ohio;

2. Bonds of any municipal corporation, county, township, or other political subdivision of this State, as to which there is no default of principal, interest or coupons; and,

3. Obligations of the Corporation.

Protection of the deposits is provided by the Federal Deposit Insurance Corporation (FDIC), by eligible securities pledged by the financial institution as security for repayment, or by the financial institution's 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.

Investments in stripped principal or interest obligations, reverse repurchase agreements and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage, the use of leverage and short selling are also prohibited. Excepted as noted above, an investment must mature within five years from the date of purchase unless matched to a specific obligation or debt of the Corporation, and must be purchased with the expectation that it will be held to maturity. Investments may only be made through specified dealers and institutions. Payment for investments may be made only upon delivery of the securities representing the investments to the treasurer or qualified trustee or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

Deposits with Financial Institutions

At December 31, 2025, the carrying amount and bank balance of the Corporation's deposits was $15,437. Of the bank balance, $15,437 was covered by the FDIC.

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 State statute. Ohio law requires that deposits either be insured or protected by (1) eligible securities pledged to the Corporation's 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 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.

NOTE 3 - CASH AND CASH EQUIVALENTS (Continued)

For 2025, the Corporation's financial institutions were approved for a reduced collateral rate of 50 percent through the OPCS. 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.

The Corporation is not exposed to interest rate risk, credit risk or concentration of credit risk based on cash being limited to non-interest bearing checking account.

NOTE 4 – CHANGE IN ACCOUNTING PRINCIPLES

For 2025, the Corporation has implemented GASB Statement No. 102, *"Certain Risk Disclosures"*. GASB Statement No. 102 requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. The implementation of GASB Statement No. 102 did not have an effect on the financial statements.

NOTE 5 – CAPITAL ASSETS

	Balance 12/31/2024	Additions	Disposals	Balance 12/31/2025
Capital assets, not being depreciated:				
Construction in progress	$ -	$ 2,027,911	$ (770,841)	$ 1,257,070
Total capital assets, not being depreciated	-	2,027,911	(770,841)	1,257,070
Capital assets, net	$ -	$ 2,027,911	$ (770,841)	$ 1,257,070

NOTE 6 - RISK MANAGEMENT

The Corporation is not exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. There have been no claims filed the last three years. There was no significant reduction in coverage from the prior year.

NOTE 7 - CONTINGENT LIABILITIES

The Corporation is not involved in material litigation as either plaintiff or defendant.

NOTE 8 – RELATED PARTY TRANSACTIONS

The Corporation is a component unit of the City. As described in Note 1, the Board of Trustees is to be comprised of five members noting three are appointed by the City, including the Mayor, the City Manager and a member of City Council while the two remaining seats by citizens are recommended by those appointed. The Corporation also meets fiscal dependency and financial burden criteria related to the City.

The City contributed $1,981,508 to the Corporation for the year ended December 31, 2025.

NOTE 9 – SUBSEQUENT EVENT

On May 6, 2026, the Corporation received 501(c)(3) designation making them exempt from federal income tax.

The discussion and analysis of the Pickerington Community Improvement Corporation's (the "CIC") financial performance provides an overall review of the CIC's financial activities for the year ended December 31, 2024. The intent of this discussion and analysis is to look at the CIC's financial performance as a whole; readers should also review the basic financial statements, and the notes to the basic financial statements to enhance their understanding of the CIC's financial performance.

Financial Highlights

Key financial highlights for 2024 are as follows:

- The CIC had nonoperating revenues and operating expenses of $1,968. The nonoperating revenues represent on-behalf payments from the City of Pickerington (the "City") for professional liability insurance.

Using this Annual Financial Report

This annual report consists of the Statement of Revenues, Expenses, and Changes in Net Position and notes to the basic financial statements. The statement is organized so the reader can understand the CIC's financial activities.

Reporting the CIC's Financial Activities

Statement of Revenues, Expenses, and Changes in Net Position

This document looks at all financial transactions and asks the question, "How did we do financially during fiscal year 2024?" The Statement of Revenues, Expenses, and Changes in Net Position answers this question. The statement includes all revenues and expenses using the accrual basis of accounting similar to the accounting 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.

This statement reports the CIC's net position and changes in the position. This change in net position is important because it tells the reader whether, for the CIC as a whole, the financial position of the CIC has improved or diminished. The cause of this change may be the result of many factors, some financial, some not. The statement can be found on page 3 of this report.

The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the basic financial statements can be found on page 4 of this report.

During 2024, the CIC received on-behalf payments in the amount of $1,968 from the City for professional liability insurance.

Current Financial Related Activities

The CIC is sponsored by the City of Pickerington. The CIC is reliant upon on-behalf payments from the City.

The CIC is the City of Pickerington's agent and instrument for industrial, commercial, distribution and research development. The CIC's plan is to advance, encourage, and promote the industrial, commercial, distribution, and research development of the City in a manner which creates and preserves jobs, improves economic welfare of the people of the City, encourages expansion and modernization of equipment and facilities for industrial and commercial research activities within the City, and maintains and increases tax valuation of property within the City.

Requests for Information

This financial report is designed to provide our clients and creditors with a general overview of the CIC's finances and to show the CIC's accountability for the money it receives. If you have any questions about this report or need additional financial information please contact Chris Schornack, Director of Finance, Pickerington Community Improvement Corporation, 100 Lockville Road, Pickerington, Ohio 43147.

PICKERINGTON COMMUNITY IMPROVEMENT CORPORATION
FAIRFIELD COUNTY
(A Component Unit of the City of Pickerington)

STATEMENT OF REVENUES, EXPENSES AND
CHANGE IN NET POSITION
PROPRIETARY FUND
FOR THE YEAR ENDED DECEMBER 31, 2024

Operating Revenues:	
Total operating revenues	$ -
Operating Expenses:	
Contractual Services	1,968
Total operating expenses	1,968
Operating loss	(1,968)
Nonoperating Revenues (Expenses):	
Contribution from City of Pickerington	1,968
Total nonoperating revenues	1,968
Change in net position	-
Net position at beginning of year	-
Net position at end of year	$ -

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS.

NOTE 1 – REPORTING ENTITY

The Pickerington Community Improvement Corporation (CIC) was formed pursuant to Ordinance 2018-31 passed November 6, 2018. The CIC was designated as a nonprofit organization of the City of Pickerington (the "City") under Ohio Revised Code Section 1724.10; authorizing the execution of an agreement and plan for industrial, commercial, distribution and research development. The CIC is governed by a five member board, three are appointed by the City, including: the Mayor, the City Manager, a member of City Council, and the remaining two seats by citizens recommended by those appointed. The CIC does not operate with substantively the same governing body as the primary government. The CIC through its economic development activities exists to benefit the citizens of Pickerington.

The City is a charter municipal corporation incorporated under the laws of the State of Ohio. In accordance with the Governmental Accounting Standards Board (GASB) Statement No. 14, as amended by GASB Statement No. 39, The Financial Reporting Entity, and GASB Statement No. 61, The Financial Reporting Entity: Omnibus, the City's primary government and basic financial statements include component units which are defined as legally separate organizations for which the City is financially accountable. Financial accountability is defined as the appointment of a voting majority of the organization's board and either 1) the City's ability to impose its will over the organization, or 2) the possibility that the organization will provide a financial benefit or impose a financial burden to the City. The CIC is a legally separate entity and is reported by the City as a discretely presented component unit in the City's basic financial statements. The CIC is reported as a component unit of the City due to the City's ability to impose its will on the operations of the CIC. The CIC does not have any component units and does not include any other organizations in its presentation. The CIC's management believes these basic financial statements present all activities for which the CIC is financially accountable.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the CIC 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 CIC's significant accounting policies are described below.

Basis of Accounting

The basic financial statements of the CIC are prepared using the accrual basis of accounting in conformity with GAAP.

Basis of Presentation

The CIC's basic financial statements consist of a statement of revenues, expenses, and changes in net position. The CIC distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the CIC's principal ongoing operation. Operating expenses for the CIC include professional liability insurance. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses. The nonoperating revenues of the CIC are on-behalf payments from the City.

Federal Income Tax

The Pickerington Community Improvement Corporation is exempt from federal income tax under Section 501 (c) (3) of the Internal Revenue Code.

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 – RELATED PARTY TRANSACTIONS

The CIC, a discretely presented component unit of the City, received on-behalf payments from the City for professional liability insurance costs. The on-behalf payments are reflected as operating revenues in the basic financial statements in the amount of $1,968.

NOTE 4 – CONTINGENT LIABILITIES

The CIC believes there is no pending claims or lawsuits.

NOTE 5 – RISK MANAGEMENT

The CIC is subjected to certain types of risk related to torts and errors and omissions in the performance of its normal functions. The CIC has in place Director's and Officer's liability insurance coverage of up to $1,000,000 per occurrence and $2,000,000 in aggregate. Settlements did not exceed insurance coverage in the past three years. There was no reduction in insurance coverage from the prior year.

NOTE 6 – SUBSEQUENT EVENTS

On February11, 2025, the CIC entered into two building leases with the City of Pickerington. The CIC is subleasing to Local Cantina Pickerington LLC and Johnson's Real Ice Cream LLC.

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OHIO AUDITOR OF STATE
KEITH FABER

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

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

Pickerington Community Improvement Corporation
Fairfield County
100 Lockville Road
Pickerington, Ohio 43147

To 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 *(Government Auditing Standards)*, the financial statements of the Pickerington Community Improvement Corporation, Fairfield County, Ohio (the Corporation) as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, and have issued our report thereon dated May 26, 2026.

Report on Internal Control Over Financial Reporting

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the 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.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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 the Corporation's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

KEITH FABER
Ohio Auditor of State

Tiffany L Ridenbaugh

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

May 26, 2026

OHIO AUDITOR OF STATE
KEITH FABER

PICKERINGTON COMMUNITY IMPROVEMENT CORPORATION

FAIRFIELD COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

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

Certified for Release 6/9/2026

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