

# Compilation Report

**Hayden Run Community  
Development Authority**

**Franklin County**

**Financial Statements**

For the Years Ended December 31, 2022 and 2021

HAYDEN RUN COMMUNITY DEVELOPMENT AUTHORITY

FRANKLIN COUNTY

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FINANCIAL STATEMENTS

For the Years Ended December 31, 2022 and 2021

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To the Board of Trustees  
Hayden Run Community Development Authority  
Columbus, Ohio

Management is responsible for the accompanying financial statements of the business – type activities of the Hayden Run Community Development Authority, which comprise the statement of net position as of December 31, 2022 and 2021, and the related statements of revenues, expenses and changes in net position and cash flows for the years then ended, and the related notes to the financial statements, which comprise the Authority’s basic financial statements in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 2 to 5 be presented to supplement the basic financial statements. Such information, 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 statement in an appropriate operational, economic, or historical context. This information is the representation of management. This information was subject to our compilation engagement, however, we have not audited or reviewed the required supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

We are not independent with respect to the Authority.

*Parms & Company, LLC*

May 24, 2023  
Columbus, Ohio

**HAYDEN RUN COMMUNITY DEVELOPMENT AUTHORITY  
FRANKLIN COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2022 and 2021  
(UNAUDITED)**

The management's discussion and analysis of the Hayden Run Community Development Authority, Franklin County, Ohio (the Authority), financial performance provides an overall review of the Authority's financial activities for the fiscal years ended December 31, 2022 and 2021. The intent of this discussion and analysis is to look at the Authority'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 Authority's financial performance.

**Financial Highlights**

1. The Authority encourages the orderly development of a well-planned, diversified community initially of approximately 28 acres in Franklin County, including the City of Columbus.
2. Net position at December 31, 2022 totaled \$19,188. Net position at December 31, 2021 totaled \$55,512. Since inception, the construction of the infrastructure improvements have been managed by the City of Columbus. The Authority has an agreement with the City of Columbus whereby the Authority provides the City with all its resources collected from the bi-annual community charge, except amounts needed to pay the Authority's operating expenses. The City of Columbus also issues any long-term debt bonds needed to finance the infrastructure improvements. Accordingly, these long-term bonds are financed partially with the proceeds received from Authority payments to the City of Columbus.

**Overview of the Financial Statements**

This annual report consists of a series of financial statements and notes to those statements. These statements are organized so the reader can understand the Authority's financial activities and financial position. The *Statement of Net Position* and *Statement of Revenues, Expenses, and Changes in Net Position* provide information about the activities of the Authority, including all short-term and long-term financial resources and obligations. Enterprise accounting uses a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities are included in the Statement of Net Position. The Statement of Net Position represents the financial position of the Authority. The Statement of Revenues, Expenses, and Changes in Net Position presents increases (e.g., revenues) and decreases (e.g., expenses) in net position. The Statement of Cash Flows reflects how the Authority finances and meets its cash flow needs. Finally, the notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

**HAYDEN RUN COMMUNITY DEVELOPMENT AUTHORITY  
FRANKLIN COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2022 and 2021  
(UNAUDITED)**

**Statement of Net Position, Statement of Revenues, Expenses, and Changes in Net Assets and the Statement of Cash Flows**

These financials look at all financial transactions and asks the question, how did we do financially? The Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Net Position answer this question. These statements include *all assets, liabilities, deferred inflows and outflows of resources, 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.

These two statements report the Authority's *net position* and changes in net position. This change in net position is important because it tells the reader that, for the Authority as a whole, the *financial position* of the Authority has improved or declined. The causes of this change may be the result of many factors, some financial, some not. These statements can be found on pages 6 and 7 of this report.

The Statement of Cash Flows provides information about how the Authority finances and meets the cash flow needs of its operations. The Statement of Cash Flows can be found on page 8 of this report. The basic financial statements also include notes that explain some of the information in the financial statements and provide more detailed data.

**Financial Analysis**

Table 1 provides a summary of Authority's net position for fiscal years 2022, 2021, 2020, and 2019.

	Table 1 Net Position			
	2022	2021	2020	2019
<b>Assets:</b>				
Current Assets	\$ 778,749	\$ 812,040	\$ 647,148	\$ 638,753
<b>Total Assets</b>	<u>778,749</u>	<u>812,040</u>	<u>647,148</u>	<u>638,753</u>
<b>Liabilities:</b>				
Current Liabilities	5,802	3,930	-	8,091
<b>Total Liabilities</b>	<u>5,802</u>	<u>3,930</u>	<u>-</u>	<u>8,091</u>
Total Deferred Inflow of Resources	753,067	752,598	622,312	621,374
<b>Net Position:</b>				
Unrestricted	19,881	55,512	24,836	9,288
<b>Total Net Position</b>	<u>\$ 19,881</u>	<u>\$ 55,512</u>	<u>\$ 24,836</u>	<u>\$ 9,288</u>

**HAYDEN RUN COMMUNITY DEVELOPMENT AUTHORITY  
FRANKLIN COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2022 and 2021  
(UNAUDITED)**

Net Position: Net position represents the difference between assets and liabilities. The Authority had a net position of \$19,881 in 2022, \$55,512 in 2021, \$24,836 in 2020, \$9,288 in 2019.

Table 2 reflects the changes in net position for fiscal years 2022, 2021, 2020, and 2019.

	Table 2 Change in Net Position			
	2022	2021	2020	2019
Operating Revenues	\$ 752,702	\$ 622,313	\$624,464	\$581,166
Operating Expenses	<u>9,696</u>	<u>(12,269)</u>	<u>(8,848)</u>	<u>(18,244)</u>
Income Before Other Revenues and Transfer	743,007	610,044	615,616	562,922
Earnings on Savings	89	10	6	5
Transfers to City of Columbus	<u>(778,727)</u>	<u>(579,377)</u>	<u>(600,074)</u>	<u>(564,267)</u>
Change in Net Position	<u>\$ (35,631)</u>	<u>\$ 30,676</u>	<u>\$ 15,548</u>	<u>\$ (1,340)</u>

**Community Charge Revenues**

The Authority had increases in community charge revenues for all two of the last three years presented. The current year had an increase in community charge revenues of \$130,389. Revenues from Community Development Charges paid by each owner of a chargeable parcel will be used to pay the cost to construct needed infrastructure located within the Authority. The Community Development Charge is calculated on thirty-five percent of the assessed value of chargeable property, which includes buildings, structures, and improvements. The Community Development Charge is currently levied at 4 mills. The amount of revenue will increase in years when available parcels are sold and improvements are made, thus increasing the total assessed value of chargeable property.

**Change in Net Position**

Although revenues from Community Development Charges increased for two of the last three years presented, there has been fluctuation in the change in net position. This is more a function of changes in operating expenses and payments to the City of Columbus. This is also a reflection that the Authority has an agreement to pay the City of Columbus all collected resources except for amounts needed to pay operating expenses.

**HAYDEN RUN COMMUNITY DEVELOPMENT AUTHORITY  
FRANKLIN COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2022 and 2021  
(UNAUDITED)**

**Cooperation Agreement with the City of Columbus**

The Authority has an agreement with the City of Columbus to transfer all of the Authority Funds, except amounts to pay for reasonable administrative costs, to the City of Columbus. These transfers are made to help fund the costs of road improvements, described as HR-2, which the City of Columbus is making within the Authority. During the fiscal years 2022 and 2021, the Authority transferred \$778,726.76 and \$579,377, respectively, to the City of Columbus as provided by this agreement.

**Budgeting**

The Authority is not required to follow the budgetary provisions set forth in Ohio Revised Code Chapter 5705.

**Contacting Authority's Financial Management**

This financial report is designed to provide citizens, taxpayers, investors, and creditors a general overview of the Authority's finances and to reflect the Authority's accountability for the monies it receives. Questions concerning any of the information in this report or requests for additional information should be directed to John Parns, Accountant, Hayden Run Community Development Authority, 400 South 5th Street, Suite 220, Columbus, Ohio 43215, 614 224-3078.

**Hayden Run Community Development Authority  
Franklin County**

**Statement of Net Position  
For the Years Ended December 31, 2022 and 2021**

	<b>2022</b>	<b>2021</b>
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
Cash and Cash Equivalent	\$ 17,361	\$ 51,016
Total Checking/Savings	17,361	51,016
Other Current Assets		
A/R Community Development Charge	761,389	761,024
Total Other Current Assets	761,389	761,024
Total Current Assets	778,750	812,040
Total Assets	\$ 778,750	\$ 812,040
<b>LIABILITIES</b>		
Current Liabilities		
Accounts Payable		
Accounts Payable	\$ 5,802	\$ 3,930
Total Current Liabilities	5,802	3,930
Total Liabilities	5,802	3,930
Deferred Inflows of Resources		
Community Development Charges	753,067	752,598
Total Deferred Inflows of Resources	753,067	752,598
<b>NET POSITION</b>		
Unrestricted Net Position	\$ 19,881	\$ 55,512
Total Net Position	\$ 19,881	\$ 55,512

See accountant's compilation report and notes to the financial statements.



**Hayden Run Community Development Authority  
Franklin County**

**Statements of Revenues, Expenses and Changes in Net Position  
For the Years Ended December 31, 2022 and 2021**

	<b>2022</b>	<b>2021</b>
<b>Operating Revenues</b>		
Community Development Income	\$ 752,702	\$ 622,313
Total Operating Revenues	752,702	622,313
<b>Operating Expense</b>		
Financial Management Services	3,498	6,500
Legal Expense	5,906	3,077
Auditor Expense	-	558
Office Expense	-	1,980
Bank Fees	46	15
Insurance Expense	245	-
Web Hosting	-	140
Total Operating Expense	9,695	12,270
<b>Operating Income</b>	743,007	610,043
<b>Non-Operating Revenue/Expense</b>		
Other Revenue		
Dividend Income	89	10
Total Non-Operating Revenue	89	10
Transfers to City of Columbus	778,727	579,377
<b>Change in Net Position</b>	(35,631)	30,676
Net Position, Beginning of Period	55,512	24,836
Net Position, End of Period	\$ 19,881	\$ 55,512

See accountant's compilation report and notes to the financial statements.

**Hayden Run Community Development Authority  
Franklin County**

**Statements of Cash Flows  
For the Years Ended December 31, 2022 and 2021**

	<b>2022</b>	<b>2021</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash received from Community Development Charges	\$ 752,702	\$ 621,055
Cash payments for legal fees	-	(3,077)
Cash payments for financial management services	(7,428)	(2,571)
Cash payments for audit fees		(558)
Cash payments for insurance	(245)	761,389
Cash payments for bank fees	(46)	(15)
Cash payment for web hosting fee	-	(140)
Cash payments for office expense	-	(1,980)
Net Cash Provided by Operating Activities	744,983	1,374,102
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest, dividends and other revenues	89	10
Net Cash Provided by Investing Activities	89	10
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACT.</b>		
Payment to City of Columbus	(778,727)	(579,377)
Net Cash Used in Capital and Related Financing Activities	(778,727)	(579,377)
Net Increase in Cash	(33,655)	794,736
Cash, Beginning of Year	51,016	17,667
Cash, End of Year	\$ 17,361	\$ 812,403
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>		
Operating income	\$ 743,007	\$ 610,044
Adjustments of Operating Income to Net Cash Provided by Operating Activities:		
(Increase) in accounts receivable	(366)	(131,543)
Increase (Decrease) in accounts payable	1,872	3,930
Increase in deferred inflows (unearned revenues)	469	130,286
Net Cash Provided by Operating Activities	\$ 744,983	\$ 612,716+1

See accountant's compilation report and notes to the financial statements.

**HAYDEN RUN COMMUNITY DEVELOPMENT AUTHORITY  
FRANKLIN COUNTY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021**

**NOTE 1 – REPORTING ENTITY**

The Hayden Run Community Development Authority, Franklin County, Ohio (the Authority) is a “community authority” created pursuant to Chapter 349 of the Ohio Revised Code (the Act). On June 24, 2009, the CITY OF COLUMBUS, OHIO, a municipal corporation duly organized and validly existing under and by virtue of the constitution and the laws of the State of Ohio (the “City”), the Franklin County Engineer, M/I Homes of Central Ohio, LLC Dominion Homes, Inc., Huntington Tower Associates, LLC, and Lifestyle Communities, Ltd. (collectively, the Developers), established the Authority as a new community authority under Chapter 349. The Authority and the City govern the Hayden Run Community Development district (the “District”), a new community district under Chapter 349.

The amended and restated declaration of covenants, restrictions and agreements for the Hayden Run Community Development Authority in the City of Columbus, Ohio (the “Declaration”), was filed with the offices of the Franklin County Recorder and the Franklin County Auditor on September 7, 2007. The Declaration established and attached, among other things, the Community Development Charge (the “Charge”) on the property within the District. The charge is to cover all or part of the costs of the acquisition, development, construction, operation and maintenance of land, land development and community facilities (as defined in Chapter 349), the debt service thereof and any other costs incurred by the Authority under Chapter 349.

The Authority’s management believes these financial statements present all activities for which the Authority is financially accountable.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies followed in the preparation of these basic financial statements are summarized below. These policies conform to generally accepted accounting principles (GAAP) for local governmental units as prescribed in the statements issued by the Governmental Accounting Standards Board (GASB) and other recognized authoritative sources.

Basis of Presentation

The Authority’s basic financial statements consist of Statement of Net Position, Statement of Revenues, Expenses and Change in Net Position, and Statement of Cash Flows. The Authority uses enterprise accounting to maintain its financial records during the fiscal year. Enterprise accounting focuses on the determination of operating income, changes in net position, financial position, and cash flows.

The Authority distinguishes operating revenues and expenses from non-operating activities. Operating revenues and expenses generally result from providing services and producing and delivering goods or services in connection with the Authority’s primary operations. All revenues and expenses not considered operating are reported as non-operating revenues and expenses.

**HAYDEN RUN COMMUNITY DEVELOPMENT AUTHORITY  
FRANKLIN COUNTY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021**

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

Measurement Focus and Basis of Accounting

The Authority's financial activity is accounted for using a flow of economic resources measurement focus and the accrual basis of accounting. All assets and liabilities associated with the operation of the Authority are included on the Statement of Net Position. The Statement of Revenues, Expenses and Change in Net Position present increases (e.g., revenues) and decreases (e.g., expenses) in total net position. The Statement of Cash Flows reflect how the Authority finances and meets its cash flow needs.

Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the basic financial statements. Basis of accounting relates to the timing of the measurements made. The Authority's financial statements have been prepared using the accrual basis of accounting in conformity with GAAP.

**A. Cash and Investments**

Cash received by the Authority is deposited with a financial institution. Deposit and investments having an original maturity of three months or less at the time they are purchased are presented in the financial statements as Cash and Cash Equivalents.

**B. Net Position**

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on their use either through enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The Authority first applies restricted resources when an expense is incurred for which both restricted and unrestricted net assets are available. The Authority had no restricted net assets at fiscal years end 2022 and 2021.

**C. Operating Revenues and Expenses**

Operating revenues are those revenues that are generated directly from the primary activity of the Authority. For the Authority, these revenues are community development charges. Operating expenses are the necessary costs incurred to provide the service that is the primary activity of the Authority. All revenues and expenses not meeting this definition are reported as non-operating.

**HAYDEN RUN COMMUNITY DEVELOPMENT AUTHORITY  
FRANKLIN COUNTY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021**

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**D. Use of Estimates**

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

**E. Federal Income Taxes**

The Authority is exempt from federal income taxes under IRS regulations.

**NOTE 3 – COMMUNITY DEVELOPMENT CHARGE**

The Authority can levy an annual community development charge (the charge) up to 4 mills on the assessed value of all subject property within the Authority. The charge is currently levied at 4 mills. Charge revenue recognized represents the amount levied and payable on August 31 of each year.

Charge assessments are levied in August on the assessed values certified by the Franklin County Auditor the second Monday in September. The assessed value is established by state law at thirty-five percent of the current market value. Property is levied the tax one year after the Authority receives a Certificate of Occupancy from the City of Columbus. Market values are determined by the Authority based on the current County Auditor's appraisal values or building permit values on occupied homes that have not yet been appraised by the County Auditor.

Charge assessments are levied October 1 on the assessed values as of September 30 (the lien date). The assessed value is established by state law at 35% of the current market value.

Market values are determined by the Authority based on the County Auditor's appraisal, lot values, or a calculated cost for occupied homes that have not yet been appraised by the County Auditor.

Amounts assessed and due but not collected, are reflected as both a receivable and a deferred revenue on the statement of net position. For the years ended December 31, 2022 and 2021, the amount recorded as a receivable and deferred inflows as \$753,067 and \$752,598, respectively.

The assessed value of real property upon which the August 2022 and 2021 community development charges were based was sufficient enough to generate community charge revenues of \$752,702 and \$622,313 for the years ended December 31, 2022 and 2021, respectively.

**HAYDEN RUN COMMUNITY DEVELOPMENT AUTHORITY  
FRANKLIN COUNTY**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021**

**NOTE 4 – RECEIVABLES**

Receivables at December 31, 2022 and 2021 consisted of unpaid community development charges. All receivables are considered collectible.

**NOTE 5 - COOPERATION AGREEMENT WITH THE CITY OF COLUMBUS**

The Authority has an agreement with the City of Columbus effective June 24, 2009 to transfer all of the Authority Funds to the City of Columbus except for amounts to pay for reasonable administrative costs and to maintain a yearly cash balance of \$2,500. These transfers are made to help fund the costs of road improvements, described as HR-2, which the City of Columbus is making within the Authority. During the fiscal years 2022 and 2021, the Authority transferred \$778,727 and \$579,377, respectively to the City of Columbus as provided by this agreement.

**NOTE 6 – CONTINGENT LIABILITIES**

There are no claims or lawsuits pending against the Authority.

**NOTE 7 - RISK MANAGEMENT**

For the years ended December 31, 2022 and 2021, the Authority had not obtained risk coverage to cover various malfeasance, errors and/or omissions.