



**PERRY**

**& Associates CPAs**

**PASSION** *Beyond the Numbers*

**SPECIAL IMPROVEMENT DISTRICT  
PUBLIC SERVICES ASSOCIATION  
FRANKLIN COUNTY  
REGULAR AUDIT  
FOR THE YEAR ENDED DECEMBER 31, 2024**





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Columbus, Ohio 43215  
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Board of Directors  
Special Improvement District Public Service Association  
23 North Fourth Street  
Columbus, OH 43215

We have reviewed the *Independent Auditor's Report* of the Special Improvement District Public Service Association, Franklin County, prepared by Perry & Associates, Certified Public Accountants, A.C., 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. The Special Improvement District Public Service Association is responsible for compliance with these laws and regulations.

KEITH FABER  
Ohio Auditor of State

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

September 05, 2025

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**SPECIAL IMPROVEMENT DISTRICT  
PUBLIC SERVICES ASSOCIATION  
Franklin County**

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## INDEPENDENT AUDITOR'S REPORT

Special Improvement District Public Service Association  
Franklin County  
23 North Fourth Street  
Columbus, OH 43215

To the Board of Directors:

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the financial statements of the **Special Improvement District Public Service Association**, Franklin County, Ohio (the Association), (a not-for-profit organization) which comprise the statements of financial position as of December 31, 2024 and 2023, and the related statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the financial statements, which collectively comprise the Association's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Special Improvement District Public Service Association, Franklin County, Ohio as of December 31, 2024 and 2023, and the changes in its net assets and its cash flows for the years 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 Association 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.

#### ***Substantial Doubt About the Association's Ability to Continue as a Going Concern***

The accompanying financial statements have been prepared assuming that the Association will continue as a going concern. As discussed in Note 13 to the financial statements, the Association was unable to secure funding agreements to continue property assessments resulting in substantial doubt the Association will have the ability to continue as a going concern. Management's evaluation of the events and conditions and management's plans regarding these matters are also described in Note 13. The financial statements do not include any adjustments that might result from the outcome of this uncertainty. Our opinion is 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 the Association'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 Association'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 Association'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.

### ***Supplementary information***

Our audit was conducted for the purpose of forming opinions on the financial statements as a whole. The supplemental information on pages 15-20 is presented for purposes of additional analysis and are not a required part of the financial statements.



**Supplementary information (Continued)**

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

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 20, 2025, on our consideration of the Association'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 Association'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 Association's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Perry & Associates CPAs A.C.".

**Perry and Associates**  
Certified Public Accountants, A.C.  
Marietta, Ohio

June 20, 2025

**SPECIAL IMPROVEMENTS DISTRICT PUBLIC SERVICE ASSOCIATION  
STATEMENTS OF FINANCIAL POSITION  
AS OF DECEMBER 31, 2024 AND 2023**

	<u>2024</u>	<u>2023</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and Cash Equivalents:		
Cash-undesignated	\$ 365,120	\$ 774,120
Total cash and equivalents	<u>365,120</u>	<u>774,120</u>
Accounts Receivable	802,950	485,182
Prepaid expenses	24,873	48,035
Total Current Assets	<u>1,192,943</u>	<u>1,307,337</u>
<b>Fixed Assets:</b>		
Equipment and vehicles, at cost	684,283	670,303
Accumulated depreciation	(600,393)	(559,591)
Net Fixed Assets	<u>83,890</u>	<u>110,712</u>
<b>Other Assets:</b>		
Beneficial interest in assets held by others	288,604	1,019,679
Right of Use Asset	121,250	192,212
Total Other Assets	<u>409,854</u>	<u>1,211,891</u>
<b>Total Assets</b>	<u><u>1,686,687</u></u>	<u><u>2,629,940</u></u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Current Liabilities:</b>		
Accounts payable	273,828	471,824
Accounts payable-related party	1,107,004	1,902,543
Line of credit	150,000	-
Accrued expenses	19,557	34,517
Deferred revenue	-	11,451
Capital lease obligation, current portion	2,379	2,108
Operating lease obligation, current portion	59,188	70,963
Deposits	9,164	9,399
Total Current Liabilities	<u>1,621,120</u>	<u>2,502,805</u>
<b>Noncurrent Liabilities:</b>		
Capital lease obligation, less current portion	3,506	5,885
Operating lease obligation, less current portion	62,061	121,250
Total Noncurrent Liabilities	<u>65,567</u>	<u>127,135</u>
<b>Total Liabilities</b>	<u>1,686,687</u>	<u>2,629,940</u>
<b>Net Assets:</b>		
Without donor restrictions	(518,939)	(417,183)
With donor restrictions	518,939	417,183
Total Net Assets	<u>-</u>	<u>-</u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$ 1,686,687</u></u>	<u><u>\$ 2,629,940</u></u>

The accompanying notes to the financial statements are an integral part of this statement.

**SPECIAL IMPROVEMENTS DISTRICT PUBLIC SERVICE ASSOCIATION  
STATEMENTS OF ACTIVITIES  
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

	<u>2024</u>	<u>2023</u>
<b>Change in Net Assets without Donor Restrictions:</b>		
Revenue:		
Assessments	\$ 2,732,731	\$ 2,670,057
Contributions	520,037	695,036
Promotions	86,077	114,475
Contracted income	321,516	290,029
Interest	9,602	434
Miscellaneous	10,202	2,126
Right of way improvements	28,670	33,000
Gain/loss on investment held by others	53,462	67,764
Other income (expense)	795,539	185,749
Net assets released from restrictions	1,249,587	2,621,208
	<u>5,807,423</u>	<u>6,679,878</u>
Total revenue without donor restrictions		
Expenses:		
Clean and safe	3,979,657	3,601,761
Landscaping and maintenance	425,183	319,547
Communications and research	590,013	506,822
Employee pass program	265,863	613,415
Public Restrooms program	306,695	1,593,131
General and administrative	341,768	329,183
	<u>5,909,179</u>	<u>6,963,859</u>
Total Expenses		
Change in Net Assets without Donor Restrictions	<u>(101,756)</u>	<u>(283,981)</u>
Change in Net Assets with Donor Restrictions:		
Grant revenue	604,048	657,904
Public Restroom Program	306,695	1,593,131
Employee Pass Program	440,600	654,154
Net assets released from restrictions	(1,249,587)	(2,621,208)
	<u>101,756</u>	<u>283,981</u>
Change in Net Assets with Donor Restrictions		
Change in Net Assets	<u>-</u>	<u>-</u>
Net Assets-Beginning of Year	-	-
Net Assets-End of Year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

The accompanying notes to the financial statements are an integral part of this statement.

**SPECIAL IMPROVEMENTS DISTRICT PUBLIC SERVICE ASSOCIATION  
STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 2024**

	Clean and Safe	Landscaping and Maintenance	Promotions and Research	Employee Pass Program	Public Restrooms	Total Program Services	General and Administrative	Total
<b>Expenses:</b>								
Professional Services	\$ 3,468,987	\$ 363,253	\$ 359,947	\$ 19,195	\$ 300,735	\$ 4,512,117	\$ 59,410	\$ 4,571,527
Salaries, Taxes and Benefits	250,644	32,432	204,646	63,227	-	550,949	188,209	739,158
Bus Passes	-	-	-	156,271	-	156,271	-	156,271
Occupancy and Equipment	68,134	8,509	4,458	-	-	81,101	11,322	92,423
Depreciation	34,389	447	-	-	-	34,836	5,967	40,803
Supplies	68,451	1,657	12,388	24,049	5,960	112,505	1,052	113,557
Communications	48,850	5,140	3,477	-	-	57,467	16,484	73,951
Insurance	11,425	10,537	3,033	3,121	-	28,116	30,863	58,979
Meetings and Travel	10,382	-	1,270	-	-	11,652	3,219	14,871
Training and Support	18,395	-	-	-	-	18,395	-	18,395
Other	-	3,208	794	-	-	4,002	25,242	29,244
<b>Total Expenses</b>	<b>\$ 3,979,657</b>	<b>\$ 425,183</b>	<b>\$ 590,013</b>	<b>\$ 265,863</b>	<b>\$ 306,695</b>	<b>\$ 5,567,411</b>	<b>\$ 341,768</b>	<b>\$ 5,909,179</b>

The accompanying notes to the financial statements are an integral part of this statement.

**SPECIAL IMPROVEMENTS DISTRICT PUBLIC SERVICE ASSOCIATION  
STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 2023**

	Clean and Safe	Landscaping and Maintenance	Promotions and Research	Employee Pass Program	Public Restrooms	Total Program Services	General and Administrative	Total
<b>Expenses:</b>								
Professional Services	\$ 3,092,693	\$ 247,099	\$ 234,086	\$ 8,365	\$ 1,518,177	\$ 5,100,420	\$ 45,798	\$ 5,146,218
Salaries, Taxes and Benefits	230,751	36,154	233,830	37,572	22,032	560,339	177,818	738,157
Bus Passes	-	-	-	564,258	-	564,258	-	564,258
Occupancy and Equipment	79,274	10,206	3,870	-	51,344	144,694	32,781	177,475
Depreciation	32,183	770	-	-	-	32,953	8,386	41,339
Supplies	56,715	10,079	21,661	104	1,578	90,137	6,563	96,700
Communications	85,970	5,984	393	20	-	92,367	13,595	105,962
Insurance	1,855	9,255	1,945	3,096	-	16,151	23,345	39,496
Meetings and Travel	9,572	-	10,119	-	-	19,691	5,201	24,892
Training and Support	11,048	-	-	-	-	11,048	40	11,088
Other	1,700	-	918	-	-	2,618	15,656	18,274
<b>Total Expenses</b>	<b>\$ 3,601,761</b>	<b>\$ 319,547</b>	<b>\$ 506,822</b>	<b>\$ 613,415</b>	<b>\$ 1,593,131</b>	<b>\$ 6,634,676</b>	<b>\$ 329,183</b>	<b>\$ 6,963,859</b>

The accompanying notes to the financial statements are an integral part of this statement.

**SPECIAL IMPROVEMENTS DISTRICT PUBLIC SERVICE ASSOCIATION  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

	2024	2023
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in net assets	\$ -	\$ -
Adjustments to reconcile change in net assets to net cash provided (used) by operating activities:		
Depreciation	40,803	41,339
Gain on disposal of assets	-	(6,000)
(Increase) decrease in assets:		
Accounts receivable	(317,768)	(226,635)
Prepaid expenses	23,162	15,850
Beneficial interest in assets held by others	(78,926)	(97,836)
Increase (decrease) in liabilities:		
Accounts payable	(197,996)	90,943
Accounts payable-related party	(795,539)	(185,749)
Accrued expenses	(14,961)	(262,491)
Deferred revenue	(11,451)	(108,192)
Deposits	(236)	370
<b>Net Cash Provided (Used) by Operating Activities</b>	<b><u>(1,352,912)</u></b>	<b><u>(738,401)</u></b>
<b>Cash Flows from Investing Activities:</b>		
Purchase of fixed assets	(13,980)	(36,254)
Net transfers (to) from beneficial interest in assets held by others	810,000	-
<b>Net Cash Provided (Used) by Investing Activities</b>	<b><u>796,020</u></b>	<b><u>(36,254)</u></b>
<b>Cash Flows from Financing Activities:</b>		
Advance from line of credit	150,000	-
Principal payments of capital lease obligation	(2,108)	(2,353)
<b>Net Cash Provided (Used) by Financing Activities</b>	<b><u>147,892</u></b>	<b><u>(2,353)</u></b>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b><u>(409,000)</u></b>	<b><u>(777,008)</u></b>
<b>Cash and Cash Equivalents at Beginning of Year</b>	<b>774,120</b>	<b>1,551,128</b>
<b>Cash and Cash Equivalents at End of Year</b>	<b><u>\$ 365,120</u></b>	<b><u>\$ 774,120</u></b>

The accompanying notes to the financial statements are an integral part of this statement.

**SPECIAL IMPROVEMENT DISTRICT  
PUBLIC SERVICES ASSOCIATION  
Franklin County  
For the Years Ended December 31, 2024 and 2023**

**Notes to the Financial Statements**

- 1- Organization and Operation:** SID Public Services Association (the Association) is a non-profit organization created by its sole members, Capital Crossroads Special Improvement District of Columbus, Inc. (Capital Crossroads) and Discovery Special Improvement District of Columbus, Inc. (Discovery), for the purpose of executing the charitable functions of Capital Crossroads and Discovery within their respective Districts. The Association is also authorized to operate the charitable functions of or to carry out the charitable purposes of other Ohio special improvement districts that are admitted members of the Association.

The Association has agreements to provide services to Capital Crossroads and Discovery. During 2024 and 2023, the Association derived most of its revenues from these agreements. The funding for these agreements is primarily from property assessments that Capital Crossroads and Discovery received from property owners that are in their respective special improvement districts. Property owners must periodically “reauthorize” these property assessments. The property assessments for both Capital Crossroads and Discovery are currently authorized through December 31, 2025.

- 2- Summary of Significant Accounting Policies:** The financial statements of the Association conform to accounting principles generally accepted in the United States of America applicable for not-for-profit organizations. They are prepared in accordance with the accrual basis of accounting, and reflect all significant receivables, payables, and other liabilities.

**Use of Estimates:** The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Financial Statement Presentation:** The Association reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions, and net assets with donor restrictions. Contributions with donor restrictions whose restrictions are fulfilled in the same time period in which the contribution is received are reported as contributions without restrictions. As of December 31, 2024 and 2023, the Association had net assets without donor restrictions and net assets with donor restrictions (see Note 9).

**Cash and Cash Equivalents:** The Association considers all short-term investments with an original maturity of three months or less to be cash equivalents.

**Accounts Receivable:** The Association considers all accounts receivable to be fully collectible; accordingly, no allowance for doubtful accounts is necessary.

The Association has elected to apply early implementation of Accounting Standards Update No. 2016-02, *Leases (Topic 842)* for finance lease reporting and has used the New Transition Alternative for the implementation of Accounting Standards Update No. 2016-02 *Leases (Topic 842)* for operating lease reporting.

**Income Taxes:** The Association is recognized as exempt from Federal income tax under Section 501(C)(3) of the Internal Revenue Code.

The Association has adopted the provisions of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) relating to uncertain tax positions. The Association does not believe its financial statements include any uncertain tax positions.

**SPECIAL IMPROVEMENT DISTRICT  
PUBLIC SERVICES ASSOCIATION  
Franklin County  
For the Years Ended December 31, 2024 and 2023**

**Notes to the Financial Statements**

**2- Summary of Significant Accounting Policies (Continued):**

Concentration of Credit Risk: The Association maintains its cash in bank deposit accounts which, at times, may exceed federally insured limits. The Association has not experienced any losses in such accounts and does not believe it is exposed to any significant risk on cash and cash equivalents.

**3- Fair Value Measurements:** In accordance with the Fair Value Measurements and Disclosures Topic of the FASB ASC, all financial instruments that are being measured and reported on a fair value basis must be classified and disclosed in one of the following three categories:

Level 1: Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Association has the ability to access.

Level 2: Inputs to the valuation methodology include: quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in inactive markets, inputs other than quoted prices that are observable for the asset or liability, inputs that are derived principally from or corroborated by observable market data by correlation or other means, and if the asset or liability has a specified (contractual) term, the level 2 input must be observable for substantially the full term of the asset or liability.

Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

Assets measured at fair value on a recurring basis at December 31, 2024 and 2023 were as follows:

		<u>2024</u>	<u>2023</u>
Money Market Cash Funds	Level 1	\$ 295,186	\$ 555,196
Beneficial interest in assets held by others	Level 2	<u>288,604</u>	<u>1,019,679</u>
Total		<u>\$ 583,790</u>	<u>\$ 1,574,875</u>

The level 2 assets listed above were valued using the market approach and were determined using quoted market prices of similar assets.

**4- Designated Funds:** During 2017, the Association had cash in checking and money market accounts that were designated by the Board of Directors for use relating to the Right of Way program only. This cash was transferred to the endowment held at the Columbus Foundation in 2018.



**SPECIAL IMPROVEMENT DISTRICT  
PUBLIC SERVICES ASSOCIATION  
Franklin County  
For the Years Ended December 31, 2024 and 2023**

**Notes to the Financial Statements**

- 5- Funds Held by the Columbus Foundation:** The Association has funds held at The Columbus Foundation for the unrestricted use of the Association. These funds are subject to the variance power of the Board of Trustees of The Columbus Foundation. The variance power permits The Columbus Foundation's Board of Trustees, in its sole discretion, to redirect all or part of the funds' income and/or assets to another organization. The activity of the funds held at The Columbus Foundation for the years ended December 31, 2024 and 2023 are as follows:

	<u>2024</u>	<u>2023</u>
Cash and investments at beginning of year (at market)	\$ 1,019,679	\$ 921,843
Transfers to (from) Columbus Foundation	(810,000)	-
Net interest and dividend income	28,670	33,000
Net realized and unrealized gains	53,462	67,764
Administrative fees	<u>(3,207)</u>	<u>(2,928)</u>
Cash and investments at end of year (at market)	\$ 288,604	\$ 1,019,679

- 6- Property and Equipment:** Property and equipment is recorded at original cost. Depreciation of property and equipment is provided using the straight-line method over the estimated lives of the assets ranging from 3 to 5 years. Expenditures for additions, major renewals and improvements are capitalized, where expenditures for maintenance and repairs are charged to expense as incurred. The cost of assets retired or disposed of and the related accumulated depreciation is recorded in the year of disposal. Depreciation expense was \$40,803 and \$41,339 for the years ended December 31, 2024 and 2023, respectively.
- 7- Lines of Credit:** The Association has a \$300,000 line of credit and a \$150,000 line of credit available with a bank bearing interest at prime plus 1.5% (9.00% and 10.00% at December 31, 2024 and 2023, respectively). The outstanding balances on the lines of credit were \$150,000 and \$0 at December 31, 2024 and 2023, respectively. The lines of credit are secured by substantially all of the Association's assets, including cash and accounts receivable.
- 8- Leases:** The Association exercised the option to renew the operating lease agreement for office space effective January 1, 2022, which will expire December 31, 2026, at a monthly rate including operational fees of \$5,683. The Association used its incremental borrowing rate of prime plus 1.5% (4.75% at January 1, 2022) to amortize the office space right of use asset and lease liability. The Association entered into an operating lease agreement for storage space effective January 1, 2023, which expired December 31, 2024, at a monthly rate of \$1,269. The Association used its incremental borrowing rate of prime plus 1.5% (9.00% at January 1, 2023) to amortize the storage space right of use asset and lease liability. Lease expense charged to 2024 operations under these leases amounted to \$83,423.

Effective April 5, 2023, the Association entered into a four year finance lease for a copier expiring March 5, 2027 at a monthly rental of \$246. The lease has a 12% annual interest rate with a bargain purchase option at the expiration of the lease. Rental expense charged to 2024 operations under this lease amounted to \$2,952, of which \$2,108 went to principal and \$844 went to interest.

**SPECIAL IMPROVEMENT DISTRICT  
PUBLIC SERVICES ASSOCIATION  
Franklin County  
For the Years Ended December 31, 2024 and 2023**

**Notes to the Financial Statements**

**8- Leases (Continued):**

Quantitative information related to these leases for the years ended December 31, 2024 and 2023 is below:

	<u>2024</u>	<u>2023</u>
Lease expense		
Finance lease expense		
Amortization of ROU Assets	\$ 2,108	\$ 2,353
Interest on lease liabilities	844	708
Operating lease expense	78,902	78,902
Short-term lease expense	3,200	2,290
Variable lease expense	0	0
Sublease income	<u>0</u>	<u>0</u>
Total	\$ 85,054	\$ 84,253

**Other Information**

(Gains) losses on sale-leaseback transactions, net	\$ -	\$ -
Cash paid for amounts included in the measurement of lease liabilities		
Operating cash flows from finance leases (ie interest)	844	708
Financing cash flows from finance leases (ie principal portion)	2,108	2,353
Operating cash flows from operating leases	78,902	78,902
ROU assets obtained in exchange for new finance lease liabilities	7,993	10,346
ROU assets obtained in exchange for new operating lease liabilities	192,212	259,525
Weighted-average remaining lease term in years for finance leases	2	1
Weighted-average remaining lease term in years for operating leases	2	3
Weighted-average discount rate for finance leases	12.00%	12.00%
Weighted-average discount rate for operating leases	4.75%	5.06%

Maturity Analysis	<u>Finance</u>	<u>Operating</u>
2025	\$ 2,952	\$ 63,670
2026	2,952	63,670
2027	739	-
2028	-	-
Thereafter	<u>-</u>	<u>-</u>
Total undiscounted cash flows	6,643	127,340
Less: present value discount	<u>(1,246)</u>	<u>(6,090)</u>
Total lease liabilities	<u>\$ 5,397</u>	<u>\$ 121,250</u>

**SPECIAL IMPROVEMENT DISTRICT  
PUBLIC SERVICES ASSOCIATION  
Franklin County  
For the Years Ended December 31, 2024 and 2023**

**Notes to the Financial Statements**

- 9- Net Assets with Donor Restrictions:** Net assets with donor restrictions by purpose consist of the following at December 31:

	<u>2024</u>	<u>2023</u>
Public Restroom Art Wrap	-	\$ 32,000
PortaJohns	-	7,500
Gay Street Landscaping	-	3,303
High and Nationwide Landscaping	-	890
Downtown Safety	216,156	237,745
Employee Pass Program	302,783	128,045
Gay Street Medians	-	7,700
Total	<u>\$ 518,939</u>	<u>\$ 417,183</u>

- 10- Related Parties:** The Association is related to Capital Crossroads through common management. In addition, four members of the Association's eight member board of directors are appointed by Capital Crossroads. Capital Crossroads and the Association entered into an agreement whereby the Association provides certain program and administrative services to Capital Crossroads. Total revenue recognized by the Association under this agreement was \$4,756,280 and \$5,878,872 for the periods ended December 31, 2024 and 2023, respectively. The statement of financial position includes a payable to Capital Crossroads of \$718,581 and \$1,349,281 as of December 31, 2024 and 2023, respectively.

The Association is related to Discovery through common management. In addition, four members of the Association's eight member board of directors are appointed by Discovery. Discovery and the Association entered into an agreement whereby the Association provides certain program and administrative services to Discovery. Total revenue recognized by the Association under this agreement was \$1,152,899 and \$1,084,987 for the periods ended December 31, 2024 and 2023, respectively. The statement of financial position includes a payable to Discovery of \$388,423 and \$553,262 as of December 31, 2024 and 2023, respectively.

- 11- Retirement Plan:** The Association participates in a 401(k) defined contribution plan which allows eligible employees to contribute up to the legal limit into the participant's choice of investment accounts. The Association contributes a matching of up to 3% of employee contributions. In addition, the plan allows for the Association to make discretionary contributions. The Association's contribution for the year ended December 31, 2024 and 2023 was \$13,398 and \$15,069, respectively.

- 12- Liquidity and Availability of Resources:** The Association's financial assets available within one year of the statement of financial position date for general expenditure are as follows:

Cash and cash equivalents	\$ 365,120
Accounts receivable	802,950
Beneficial interest in assets held by others	<u>288,604</u>
Total financial assets	<u>1,456,674</u>
Less those unavailable for general expenditures within one year, due to:	
Board designated endowment fund used primarily for long-term investing	<u>(288,604)</u>
Financial assets available within one year	<u>\$1,168,070</u>

**SPECIAL IMPROVEMENT DISTRICT  
PUBLIC SERVICES ASSOCIATION  
Franklin County  
For the Years Ended December 31, 2024 and 2023**

**Notes to the Financial Statements**

**12- Liquidity and Availability of Resources (Continued):**

As part of the Association's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. This is primarily accomplished through monthly budgeting of cash inflows and outflows. The Association maintains excess cash on hand in the event of unexpected outflows. In the event this cash is insufficient to cover unanticipated liquidity needs, the Association could draw upon \$450,000 of available lines of credit.

**13- Management's Plan:** For fiscal year 2024, the Association had funding agreements in effect through December 31, 2025. The funding for these agreements is primarily from property assessments that Capital Crossroads and Discovery received from property owners that are in their respective special improvement districts. Property owners must periodically "reauthorize" these property assessments. The property assessments for both Capital Crossroads and Discovery are currently authorized through December 31, 2025. As of June 20, 2025 the property assessments were not "reauthorized" resulting in a going concern.

**SPECIAL IMPROVEMENTS DISTRICT PUBLIC SERVICE ASSOCIATION**  
**COMBINING STATEMENTS OF FINANCIAL POSITION**  
**AS OF DECEMBER 31, 2024**

	<u>Capital Crossroads</u>	<u>Discovery</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and Cash Equivalents:			
Cash-undesignated	\$ 32,194	\$ 332,926	\$ 365,120
Total cash and equivalents	32,194	332,926	365,120
Accounts Receivable	696,758	106,192	802,950
Prepaid expenses	17,730	7,143	24,873
Total Current Assets	<u>746,682</u>	<u>446,261</u>	<u>1,192,943</u>
<b>Fixed Assets:</b>			
Equipment and vehicles, at cost	593,768	90,515	684,283
Accumulated depreciation	(517,511)	(82,882)	(600,393)
Net Fixed Assets	76,257	7,633	83,890
<b>Other Assets:</b>			
Beneficial interest in assets held by others	288,604	-	288,604
Right of Use Asset	91,301	29,949	121,250
<b>Total Assets</b>	<u>1,202,844</u>	<u>483,843</u>	<u>1,686,687</u>
<b>LIABILITIES AND NET ASSETS</b>			
<b>Current Liabilities:</b>			
Accounts payable	212,824	61,004	273,828
Accounts payable-related party	718,581	388,423	1,107,004
Line of credit	150,000	-	150,000
Accrued expenses	16,554	3,003	19,557
Deferred revenue	-	-	-
Capital lease obligation, current portion	1,787	592	2,379
Operating lease obligation, current portion	44,569	14,619	59,188
Deposits	9,164	-	9,164
Total Current Liabilities	<u>1,153,479</u>	<u>467,641</u>	<u>1,621,120</u>
<b>Noncurrent Liabilities:</b>			
Capital lease obligation, less current portion	2,633	873	3,506
Operating lease obligation, less current portion	46,732	15,329	62,061
Total Noncurrent Liabilities	<u>49,365</u>	<u>16,202</u>	<u>65,567</u>
<b>Total Liabilities</b>	<u>1,202,844</u>	<u>483,843</u>	<u>1,686,687</u>
<b>Net Assets:</b>			
Without donor restrictions	(518,939)	-	(518,939)
With donor restrictions	518,939	-	518,939
Total Net Assets	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities and Net Assets	<u>\$ 1,202,844</u>	<u>\$ 483,843</u>	<u>\$ 1,686,687</u>

The accompanying notes to the financial statements are an integral part of this statement.

**SPECIAL IMPROVEMENTS DISTRICT PUBLIC SERVICE ASSOCIATION  
COMBINING STATEMENTS OF FINANCIAL POSITION  
AS OF DECEMBER 31, 2023**

	Capital Crossroads	Discovery	Total
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and Cash Equivalents:			
Cash-undesignated	\$ 246,682	\$ 527,438	\$ 774,120
Total cash and equivalents	246,682	527,438	774,120
Accounts Receivable	426,185	58,997	485,182
Prepaid expenses	26,115	21,920	48,035
Total Current Assets	<u>698,982</u>	<u>608,355</u>	<u>1,307,337</u>
<b>Fixed Assets:</b>			
Equipment and vehicles, at cost	581,585	88,718	670,303
Accumulated depreciation	(481,183)	(78,408)	(559,591)
Net Fixed Assets	<u>100,402</u>	<u>10,310</u>	<u>110,712</u>
<b>Other Assets:</b>			
Beneficial interest in assets held by others	1,019,679	-	1,019,679
Right of Use Asset	147,595	44,617	192,212
<b>Total Assets</b>	<u><u>1,966,658</u></u>	<u><u>663,282</u></u>	<u><u>2,629,940</u></u>
<b>LIABILITIES AND NET ASSETS</b>			
<b>Current Liabilities:</b>			
Accounts payable	413,917	57,907	471,824
Accounts payable-related party	1,349,281	553,262	1,902,543
Accrued expenses	29,011	5,506	34,517
Deferred revenue	11,451	-	11,451
Capital lease obligation, current portion	1,583	525	2,108
Operating lease obligation, current portion	56,295	14,668	70,963
Deposits	9,399	-	9,399
Total Current Liabilities	<u>1,870,937</u>	<u>631,868</u>	<u>2,502,805</u>
<b>Noncurrent Liabilities:</b>			
Capital lease obligation, less current portion	4,420	1,465	5,885
Operating lease obligation, less current portion	91,301	29,949	121,250
Total Noncurrent Liabilities	<u>95,721</u>	<u>31,414</u>	<u>127,135</u>
<b>Total Liabilities</b>	<u><u>1,966,658</u></u>	<u><u>663,282</u></u>	<u><u>2,629,940</u></u>
<b>Net Assets:</b>			
Without donor restrictions	(417,183)	-	(417,183)
With donor restrictions	417,183	-	417,183
Total Net Assets	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities and Net Assets	<u><u>\$ 1,966,658</u></u>	<u><u>\$ 663,282</u></u>	<u><u>\$ 2,629,940</u></u>

The accompanying notes to the financial statements are an integral part of this statement.

**SPECIAL IMPROVEMENTS DISTRICT PUBLIC SERVICE ASSOCIATION  
COMBINING STATEMENTS OF ACTIVITIES  
FOR THE YEARS ENDED DECEMBER 31, 2024**

	Capital Crossroads	Discovery	Total
<b>Change in Net Assets without Donor Restrictions:</b>			
Revenue:			
Assessments	\$ 1,953,642	\$ 779,089	\$ 2,732,731
Contributions	334,272	185,765	520,037
Promotions	84,077	2,000	86,077
Contracted income	309,439	12,077	321,516
Interest	1,383	8,219	9,602
Miscellaneous	9,292	910	10,202
Right of way improvements	28,670	-	28,670
Gain/loss on investment held by others	53,462	-	53,462
Other income (expense)	630,700	164,839	795,539
Net assets released from restrictions	1,249,587	-	1,249,587
	<hr/>	<hr/>	<hr/>
Total revenue without donor restrictions	4,654,524	1,152,899	5,807,423
Expenses:			
Clean and safe	3,104,836	874,821	3,979,657
Landscaping and maintenance	403,801	21,382	425,183
Communications and research	455,640	134,373	590,013
Employee pass program	265,863	-	265,863
Public Restrooms program	306,695	-	306,695
General and administrative	219,445	122,323	341,768
	<hr/>	<hr/>	<hr/>
Total Expenses	4,756,280	1,152,899	5,909,179
	<hr/>	<hr/>	<hr/>
Change in Net Assets without Donor Restrictions	(101,756)	-	(101,756)
Change in Net Assets with Donor Restrictions:			
Grant revenue	604,048	-	604,048
Public Restroom Program	306,695	-	306,695
Employee Pass Program	440,600	-	440,600
Net assets released from restrictions	(1,249,587)	-	(1,249,587)
	<hr/>	<hr/>	<hr/>
Change in Net Assets with Donor Restrictions	101,756	-	101,756
	<hr/>	<hr/>	<hr/>
Change in Net Assets	-	-	-
Net Assets-Beginning of Year	-	-	-
	<hr/>	<hr/>	<hr/>
Net Assets-End of Year	\$ -	\$ -	\$ -

The accompanying notes to the financial statements are an integral part of this statement.

**SPECIAL IMPROVEMENTS DISTRICT PUBLIC SERVICE ASSOCIATION  
COMBINING STATEMENTS OF ACTIVITIES  
FOR THE YEARS ENDED DECEMBER 31, 2023**

	Capital Crossroads	Discovery	Total
<b>Change in Net Assets without Donor Restrictions:</b>			
Revenue:			
Assessments	\$ 1,892,886	\$ 777,171	\$ 2,670,057
Contributions	510,364	184,672	695,036
Promotions	111,485	2,990	114,475
Contracted income	277,616	12,413	290,029
Interest	163	271	434
Miscellaneous	1,151	975	2,126
Right of way improvements	33,000	-	33,000
Gain/loss on investment held by others	67,764	-	67,764
Other income (expense)	79,254	106,495	185,749
Net assets released from restrictions	2,621,208	-	2,621,208
Total revenue without donor restrictions	5,594,891	1,084,987	6,679,878
Expenses:			
Clean and safe	2,755,016	846,745	3,601,761
Landscaping and maintenance	304,108	15,439	319,547
Communications and research	374,554	132,268	506,822
Employee pass program	613,415	-	613,415
Public Restrooms program	1,593,131	-	1,593,131
General and administrative	238,648	90,535	329,183
Total Expenses	5,878,872	1,084,987	6,963,859
Change in Net Assets without Donor Restrictions	(283,981)	-	(283,981)
Change in Net Assets with Donor Restrictions:			
Grant revenue	657,904	-	657,904
Public Restroom Program	1,593,131	-	1,593,131
Employee Pass Program	654,154	-	654,154
Net assets released from restrictions	(2,621,208)	-	(2,621,208)
Change in Net Assets with Donor Restrictions	283,981	-	283,981
Change in Net Assets	-	-	-
Net Assets-Beginning of Year	-	-	-
Net Assets-End of Year	\$ -	\$ -	\$ -

The accompanying notes to the financial statements are an integral part of this statement.



**SPECIAL IMPROVEMENTS DISTRICT PUBLIC SERVICE ASSOCIATION**  
**COMBINING STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED DECEMBER 31, 2024**

	Capital Crossroads	Discovery	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Change in net assets	\$ -	\$ -	\$ -
Adjustments to reconcile change in net assets to net cash provided (used) by operating activities:			
Depreciation	36,329	4,474	40,803
Loss on disposal of asset	-	-	-
(Increase) decrease in assets:			
Accounts receivable	(270,573)	(47,195)	(317,768)
Prepaid expenses	8,385	14,777	23,162
Beneficial interest in assets held by others	(78,926)	-	(78,926)
Increase (decrease) in liabilities:			
Accounts payable	(201,093)	3,097	(197,996)
Accounts payable-related party	(630,700)	(164,839)	(795,539)
Accrued expenses	(12,457)	(2,504)	(14,961)
Deferred revenue	(11,451)	-	(11,451)
Deposits	(236)	-	(236)
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>(1,160,722)</u>	<u>(192,190)</u>	<u>(1,352,912)</u>
<b>Cash Flows from Investing Activities:</b>			
Purchase of fixed assets	(12,183)	(1,797)	(13,980)
Net transfers (to) from beneficial interest in assets held by others	810,000	-	810,000
<b>Net Cash Provided (Used) by Financing Activities</b>	<u>797,817</u>	<u>(1,797)</u>	<u>796,020</u>
<b>Cash Flows from Financing Activities:</b>			
Advance from line of credit	150,000	-	150,000
Principal payments of capital lease obligation	(1,583)	(525)	(2,108)
<b>Net Cash Provided (Used) by Financing Activities</b>	<u>148,417</u>	<u>(525)</u>	<u>147,892</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<u>(214,488)</u>	<u>(194,512)</u>	<u>(409,000)</u>
<b>Cash and Cash Equivalents at Beginning of Year</b>	246,682	527,438	774,120
<b>Cash and Cash Equivalents at End of Year</b>	<u>\$ 32,194</u>	<u>\$ 332,926</u>	<u>\$ 365,120</u>

The accompanying notes to the financial statements are an integral part of this statement.

**SPECIAL IMPROVEMENTS DISTRICT PUBLIC SERVICE ASSOCIATION**  
**COMBINING STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED DECEMBER 31, 2023**

	Capital Crossroads	Discovery	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Change in net assets	\$ -	\$ -	\$ -
Adjustments to reconcile change in net assets to net cash provided (used) by operating activities:			
Depreciation	35,309	6,030	41,339
Loss on disposal of asset	(6,000)	-	(6,000)
(Increase) decrease in assets:			
Accounts receivable	(203,242)	(23,393)	(226,635)
Prepaid expenses	5,120	10,730	15,850
Beneficial interest in assets held by others	(97,836)	-	(97,836)
Increase (decrease) in liabilities:			
Accounts payable	83,285	7,658	90,943
Accounts payable-related party	(79,254)	(106,495)	(185,749)
Accrued expenses	(262,552)	61	(262,491)
Deferred revenue	(108,192)	-	(108,192)
Deposits	370	-	370
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>(632,992)</u>	<u>(105,409)</u>	<u>(738,401)</u>
<b>Cash Flows from Investing Activities:</b>			
Purchase of fixed assets	(36,254)	0	(36,254)
<b>Net Cash Provided (Used) by Financing Activities</b>	<u>(36,254)</u>	<u>0</u>	<u>(36,254)</u>
<b>Cash Flows from Financing Activities:</b>			
Principal payments of capital lease obligation	(1,758)	(595)	(2,353)
<b>Net Cash Provided (Used) by Financing Activities</b>	<u>(1,758)</u>	<u>(595)</u>	<u>(2,353)</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<u>(671,004)</u>	<u>(106,004)</u>	<u>(777,008)</u>
<b>Cash and Cash Equivalents at Beginning of Year</b>	917,686	633,442	1,551,128
<b>Cash and Cash Equivalents at End of Year</b>	<u>\$ 246,682</u>	<u>\$ 527,438</u>	<u>\$ 774,120</u>

The accompanying notes to the financial statements are an integral part of this statement.



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

Special Improvement District Public Services Association  
Franklin County  
23 North Fourth Street  
Columbus, Ohio 43215

To the Board of Directors:

We have audited, 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, the financial statements of the Special Improvement District Public Services Association, Franklin County, (the Association) (a nonprofit organization) which comprise the statement of financial position as of December 31, 2024, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements and have issued our report thereon dated June 20, 2025, in which we noted the Association was not able to secure funding agreements to continue property assessments that raise substantial doubt about its ability to continue as a going concern.

***Report on Internal Control Over Financial Reporting***

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

A handwritten signature in black ink that reads "Perry & Associates CPAs A.C." in a cursive script.

**Perry and Associates**  
Certified Public Accountants, A.C.  
Marietta, Ohio

June 20, 2025

# OHIO AUDITOR OF STATE KEITH FABER



**SPECIAL IMPROVEMENT DISTRICT (SID) PUBLIC SERVICE ASSOCIATION**

**FRANKLIN 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 9/18/2025**

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](http://www.ohioauditor.gov)