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**COMMUNITY IMPROVEMENT CORPORATION
OF CHAMPAIGN COUNTY**



Prepared Financial Statements

December 31, 2025 and 2024

**COMMUNITY IMPROVEMENT CORPORATION
OF CHAMPAIGN COUNTY**

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**Community Improvement Corporation of Champaign County
d.b.a. Champaign Economic Partnership of Champaign County
Statements of Financial Position
As of December 31, 2025 and 2024**

	ASSETS	
	<u>2025</u>	<u>2024</u>
CURRENT ASSETS:		
Cash and Cash Equivalents	\$ 181,268	\$ 198,842
Prepaid Expenses	<u>7,470</u>	<u>-</u>
TOTAL CURRENT ASSETS	<u>188,738</u>	<u>198,842</u>
PROPERTY AND EQUIPMENT		
Land - 222 E. Market St	20,400	20,400
Office Equipment	8,662	8,662
Accumulated Depreciation	<u>(8,662)</u>	<u>(8,662)</u>
Net Property and Equipment	<u>20,400</u>	<u>20,400</u>
OTHER ASSETS		
Security Deposit	<u>-</u>	<u>850</u>
TOTAL OTHER ASSETS	<u>20,400</u>	<u>21,250</u>
TOTAL ASSETS	<u><u>\$ 209,138</u></u>	<u><u>\$ 220,092</u></u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES:		
Payroll Liabilities	\$ 4,342	\$ 3,867
Accounts Payable	5,648	5,022
Manufacturer's Council Escrow	<u>822</u>	<u>2,524</u>
TOTAL CURRENT LIABILITIES	10,812	11,413
NET ASSETS:		
Without Donor Restrictions	190,151	200,504
With Donor Restrictions	<u>8,175</u>	<u>8,175</u>
TOTAL NET ASSETS	<u>198,326</u>	<u>208,679</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 209,138</u></u>	<u><u>\$ 220,092</u></u>

No assurance is provided on financial statements

**Community Improvement Corporation of Champaign County
d.b.a. Champaign Economic Partnership of Champaign County
Statements of Activities and Changes in Net Assets
For the Years Ended December 31, 2025 and 2024**

	2025	2024
NET ASSETS WITHOUT DONOR RESTRICTIONS:		
REVENUE:		
Community Support Revenue	\$ 104,000	\$ 92,500
Miscellaneous Income	1,501	810
Interest Income	714	732
Net Assets Released from Use Restrictions	-	814
TOTAL REVENUE	106,215	94,856
Expenses:		
PROGRAM SERVICES:		
Economic Development	58,461	61,973
SUPPORT SERVICES:		
General and Administrative	58,107	44,857
TOTAL EXPENSES	116,568	106,830
INCREASE IN NET ASSETS WITHOUT DONOR RESTRICTIONS	(10,353)	(11,974)
NET ASSETS WITH DONOR RESTRICTIONS:		
Net Assets Released from Use Restrictions	-	(814)
DECREASE IN NET ASSETS WITH DONOR RESTRICTIONS	-	(814)
TOTAL CHANGE IN NET ASSETS	(10,353)	(12,788)
NET ASSETS, BEGINNING OF YEAR	208,679	221,467
NET ASSETS, END OF YEAR	\$ 198,326	\$ 208,679

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**Community Improvement Corporation of Champaign County
d.b.a. Champaign Economic Partnership of Champaign County
Statement of Functional Expenses
For the year ended December 31, 2025**

	2025		
	ECONOMIC DEVELOPMENT PROGRAM	GENERAL & ADMIN	TOTAL EXPENSES
Salaries	\$ 30,545	\$ 20,363	\$ 50,908
Payroll Taxes	2,421	1,614	4,035
Dues and Subscriptions	1,144	-	1,144
Liability Insurance & Bonding	1,136	-	1,136
Advertising	8,325	-	8,325
Office Rent/Lease	2,193	8,770	10,963
Professional Fees	7,218	17,439	24,657
Meeting Expenses	1,290	-	1,290
Telecommunications	2,901	-	2,901
Travel	1,288	-	1,288
Office Supplies	-	6,710	6,710
Relocation Expense	-	3,211	3,211
TOTAL EXPENSES	\$ 58,461	\$ 58,107	\$ 116,568

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**Community Improvement Corporation of Champaign County
d.b.a. Champaign Economic Partnership of Champaign County
Statement of Functional Expenses
For the year ended December 31, 2024**

	2024		
	ECONOMIC DEVELOPMENT PROGRAM	GENERAL & ADMIN	TOTAL EXPENSES
Salaries	\$ 28,384	\$ 18,923	\$ 47,307
Payroll Taxes	2,136	1,424	3,561
Dues and Subscriptions	866	-	866
Liability Insurance & Bonding	1,125	-	1,125
Advertising	9,275	-	9,275
Office Rent/Lease	5,784	4,416	10,200
Professional Fees	9,907	12,824	22,731
Meeting Expenses	53	-	53
Telecommunications	2,580	-	2,580
Travel	1,048	-	1,048
Program Supplies	814	-	814
Office Supplies	-	7,270	7,270
TOTAL EXPENSES	\$ 61,973	\$ 44,857	\$ 106,830

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**Community Improvement Corporation of Champaign County
d.b.a. Champaign Economic Partnership of Champaign County
Statements of Cash Flows
For the Years Ended December 31, 2025 and 2024**

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in Net Assets	\$ (10,353)	\$ (12,788)
Increase (Decrease) in Operating Liabilities:		
Manufacturing Council Payable	(1,702)	(224)
Accounts Payable	626	2,590
Payroll Taxes Payable	475	906
 NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	 (17,574)	 (8,666)
 NET INCREASE (DECREASE) IN CASH	 (17,574)	 (8,666)
 CASH AT BEGINNING OF YEAR	 198,842	 207,508
 CASH AT END OF YEAR	 \$ 181,268	 \$ 198,842

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Community Improvement Corporation of Champaign County
Notes to Financial Statements
December 31, 2025 and 2024

1. Summary of Significant Accounting Policies:

Nature of Activities

The Community Improvement Corporation (CIC) of Champaign County was incorporated on December 10, 1963. The CIC is a not-for-profit community improvement corporation, as defined by Ohio Revised Code (ORC) section 1724.01. The CIC was designated as the agency of Champaign County for industrial, economic, civic, commercial distribution and research of the county on January 6, 1975 through March 2008.

In 2016, the CIC adopted the trade name, Champaign Economic Partnership, and was re-designated as the economic development agency for Champaign County. The public-private partnership effort is reflected by the CIC Board membership of 60% private and 40% local government. Funding for the partnership comes from a portion of real property conveyance fees designated by the Champaign County commissioners, funding from the City of Urbana, which previously funded economic development through a city-paid economic development coordinator, and sponsorships from private business partners. The CIC, doing business as the Champaign Economic Partnership, employs an Economic Development Director responsible for countywide economic development.

The CIC consists of seventeen board members who serve as the governing board of the corporation. Members are appointed in accord with corporation bylaws and ORC Chapter 1724. Members represent the County Commissioners, City of Urbana, the incorporated villages, the townships, the Chamber of Commerce, local industry and small business.

Basis of Accounting and Financial Statement Presentation

The accompanying financial statements of the CIC have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. FASB Accounting Standards Update (ASU) 2016-14 requires Not-for-Profit entities to report information based on two separate classes of Net Assets (net assets without donor restrictions and net assets with donor restrictions) based on the existence or absence of donor-imposed restrictions. In 2025 and 2024, the CIC had net assets with donor restrictions due to specific use restrictions.

Advertising:

The CIC expenses advertising when incurred. Advertising expenses for the years ended December 31, 2025 and 2024 were \$8,325 and \$9,275, respectively. Advertising expense mainly consists of website content and social media services.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the recorded amounts of revenues and expenses during the period. Actual results could differ from those estimates.

Income Taxes

The CIC is exempt from federal income taxes under Internal Revenue Code Section 501(c)(4). Management believes no tax provision was necessary for the years ended December 31, 2025 and 2024, and no uncertain tax positions exist that would materially impact the financial statements. With few exceptions, the CIC is no longer subject to tax examinations by tax authorities for the years prior to December 31, 2022.

No assurance is provided on financial statements

Community Improvement Corporation of Champaign County
Notes to Financial Statements
December 31, 2025 and 2024

1. Summary of Significant Accounting Policies (continued):

Liquidity and Availability of Resources

The CIC's financial assets available within one year of the balance sheet date for general expenditures are as follows:

	2025	2024
Cash and Cash Equivalents	\$ 181,268	\$ 198,842
Less unavailable for general expenditures within one year, due to:		
Donor-imposed restrictions	(8,175)	(8,175)
Total	\$ 173,093	\$ 190,667

The Company does not have a formal policy regarding a minimum amount of short-term financial assets to have on hand. As of December 31, 2025, the Company has liquid resources available to meet more than one year of normal operating expenses, which are on average \$9,800 per month.

Cash and Cash Equivalents

The CIC considers all highly liquid investments with an original maturity of three months or less to be cash equivalents. Cash and certificates of deposit are insured by Federal Depository Insurance Corporation.

Property and Equipment

Property and equipment is stated at cost, less accumulated depreciation. Office equipment assets consist of a copier and computer equipment. The capitalization policy is to capitalize items costing \$1,000 or more, and to depreciate assets over economic lives ranging from 3 to 5 years on a straight-line basis.

The CIC owns undeveloped land carried at cost net of impairment loss, which management estimates approximates fair market value. The CIC leases undeveloped property at 222 E. Market St., Urbana, at \$1 a month for use as a community garden by the Activate Champaign County program of the Champaign Family YMCA.

Depreciation expense for the years ended December 31, 2025 and 2024 was \$0.

Functional Allocation of Expenses

Expenses have been allocated between the program and administrative functions based on specific identification when applicable. Salaries and related expenses are allocated between the program and supporting services based on estimated time and effort employees spent on each function. Occupancy costs are allocated based on space allocation and the remaining expenses are specifically allocated where practical.

Manufacturer's Council Escrow Liability

The CIC facilitates the Champaign County Manufacturers Council, through which local manufacturers address mutual concerns and promote local economic development. As part of assisting them, on a no fee basis, the CIC administers funds belonging to the Council as the Council directs. The balance of unspent Council funds is carried as a liability and none of the activity of the Council is part of CIC's Statement of Activities.

Community Improvement Corporation of Champaign County
Notes to Financial Statements
December 31, 2025 and 2024

2. Revenue Recognition:

Under FASB ASC 606, *Revenue from Contracts with Customers*, revenue is recognized when the CIC transfers the promised goods or services to a customer in an amount that reflects consideration that is expected to be received for those goods and services. There are several “practical expedients” and exemptions allowed under ASC 606 impacting the timing of revenue recognition and disclosures. “Practical expedients” are accounting policy elections allowed by FASB to provide partial relief from the complex burden of complying with requirements of an accounting standard. The CIC applied practical expedients to (i) account for revenues with similar characteristics as a collective group rather than individually, and (ii) not disclose the transaction price allocated to unsatisfied or partially unsatisfied performance obligations as of the end of the reporting period when the performance obligations relate to contracts with an expected duration of less than one year.

The CIC derives revenue from multiple sources.

Community Support Revenue is received from governmental units and private businesses in support of the CIC’s operations. Revenue is recognized when the funds are received.

Miscellaneous Income relates to any income received that does not fall under the Community Support Revenue and is nonrecurring. Revenue is recognized when the funds are received.

Economic factors can impact the nature, timing, amount, and uncertainty of revenue and cashflow. Such factors for the Company relate to the impact on businesses and individuals by the overall Ohio and City economy, the job market, and the growth or decline of the local area.

3. Subsequent Events:

Management has evaluated subsequent events through February 25, 2026, the date the financial statements were available to be issued.

4. Operating Lease:

Accounting principles generally accepted in the United States of America require operating leases in excess of twelve months be reported in accordance with FASB Accounting Standards Codification (ASC) 842, *Leases*, which requires a subjectively valued asset and a related liability to be computed and recorded, and extensive additional narrative disclosures to be reported. Management has determined it is not beneficial to develop the information needed to comply with the new standard; therefore, financial statements, including the following lease disclosure, follows the prior lease standard of FASB ASC 840, *Leases*.

On December 27, 2021, a non-cancellable three-year operating lease for new office space commenced. The lease calls for monthly rent of \$850 for the term of the lease. The lease was not renewed and expired on January 31, 2025.

On January 15, 2025, a non-cancellable one-year operating lease for new office space commenced. The lease calls for monthly rent of \$686 and CAM charges of \$214 for the term of the lease. At the end of the initial lease term, CIC has the option to extend the lease for one more year.

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Community Improvement Corporation of Champaign County
Notes to Financial Statements
December 31, 2025 and 2024

4. Operating Lease (continued):

Rent expense for the years ended December 31, 2025 and 2024 was \$10,963 and \$10,200, respectively.

On April 22, 2022, the CIC entered into a 60-month lease agreement for the rental of a copier. The monthly payments are \$120 per month, which includes a predetermined number of copies. Overage amounts will be reconciled annually to allow for variations in monthly usage. Lease expense for the years ended December 31, 2025 and 2024 was \$1,715 and \$1,429, respectively.

Future minimum lease payments under this non-cancellable operating lease having a remaining term in excess of one year are as follows:

2026	1,440
2027	480

5. Discontinued Operations and Concentration of Revenue:

On January 29, 2026, the Champaign County commissioners terminated the CIC's designation as the economic development agency of Champaign County. As a result of the termination, CIC will continue operating as an independent community improvement agency and will adopt a new Code of Regulations and a revised board structure. The 2025 revenue of the discontinued operations that were included in the 2025 Statement of Activities was \$65,000 or 61% of total revenue. There are no expenses directly related to the discontinued operations.