

Oak Hill Renaissance Center Revenues and Expenses from Operations 2006-2020

09/09/21

	Total	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2006-2010
<b>Revenue</b>												
<b>Rent</b>												
Comprehensive Care Center	\$258,030	\$28,526	\$31,185	\$25,988	\$31,185	\$31,185	\$31,185	\$31,185	\$31,841	\$2,625	\$1,750	\$11,375
Golden Strings <sup>1</sup>	\$125,507	\$27,412	\$27,412	\$20,101	\$7,147	\$6,886	\$27,412	\$9,137	-	-	-	-
JFS/CSEA Rent	\$6,269,281	\$783,135	\$768,409	\$642,843	\$728,160	\$756,719	\$794,062	\$834,634	\$961,320	-	-	-
JFS/CSEA Cost Reimbursement <sup>2</sup>	\$5,696,576	-	-	-	-	-	-	-	-	\$667,952	\$970,056	\$4,058,568
Solid Waste Management	\$848,061	\$105,317	\$104,731	\$99,692	\$98,874	\$100,146	\$102,631	\$175,428	\$61,242	-	-	-
Clerk of Courts (Title Dept.)	\$671,571	\$92,795	\$91,512	\$87,155	\$85,235	\$81,814	\$83,114	\$85,962	\$63,984	-	-	-
Lutheran Social Services	\$2,400	-	-	-	-	-	-	-	-	-	-	\$2,400
Mahoning County Historical Society	\$7,500	-	-	-	-	-	-	-	-	-	-	\$7,500
MYCAP	\$3,171,060	\$226,118	\$199,173	\$173,781	\$174,015	\$191,965	\$191,966	\$206,009	\$186,920	\$232,326	\$252,507	\$1,136,280
Youngstown Health Department & Pollution Control	\$1,652,930	-	-	\$63,853	\$171,759	\$71,087	\$175,522	\$166,926	\$179,634	\$128,804	\$127,774	\$567,571
<b>Total Rental Revenue</b>	<b>\$18,702,916</b>	<b>\$1,263,303</b>	<b>\$1,222,422</b>	<b>\$1,113,412</b>	<b>\$1,296,375</b>	<b>\$1,239,802</b>	<b>\$1,405,891</b>	<b>\$1,509,282</b>	<b>\$1,484,942</b>	<b>\$1,031,707</b>	<b>\$1,352,087</b>	<b>\$5,783,694</b>
<b>Grant Revenue</b>												
Oak Hill Boiler Grant Awards	\$3,108,385	-	-	-	-	-	-	-	-	-	\$2,608,385	\$500,000
<b>Total Grant Revenue</b>	<b>\$3,108,385</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$2,608,385</b>	<b>\$500,000</b>
<b>Total Revenue</b>	<b>\$21,811,301</b>	<b>\$1,263,303</b>	<b>\$1,222,422</b>	<b>\$1,113,412</b>	<b>\$1,296,375</b>	<b>\$1,239,802</b>	<b>\$1,405,891</b>	<b>\$1,509,282</b>	<b>\$1,484,942</b>	<b>\$1,031,707</b>	<b>\$3,960,472</b>	<b>\$6,283,694</b>

<sup>1</sup> Golden Strings did its own renovations at the Oak Hill Renaissance Center. In lieu of rent, they received a rent credit of \$96,400 with the \$2,284 per month draw-down.

<sup>2</sup> From 2007-2012, JFS/CSEA repaid the county direct costs for utilities, facilities personnel, and security. Costs fluctuated by year. 2012 reimbursements are lower due to November and December reimbursements made in 2013.

Oak Hill Renaissance Center Revenues and Expenses from Operations 2006-2020

09/09/21

<b>Expenditures</b>	<b>Total</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>	<b>2006-2010</b>
<b>Building Operations</b>												
Materials and Supplies	\$505,597	\$62,878	\$90,460	\$50,731	\$55,449	\$2,972	\$45,686	\$47,471	\$67,633	\$48,352	\$32,811	\$1,155
Gas Utility <sup>3</sup>	\$3,653,031	\$86,479	\$142,697	\$109,964	\$119,806	\$77,736	\$125,710	\$139,714	\$131,029	\$259,102	\$600,658	\$1,860,135
Electric	\$3,887,815	\$314,313	\$323,881	\$427,153	\$399,264	\$403,445	\$393,142	\$334,427	\$262,091	\$200,600	\$106,487	\$723,012
Telephone <sup>4</sup>	\$17,175	\$1,118	\$947	\$1,582	\$1,305	\$1,229	\$1,026	\$1,562	\$1,724	\$1,541	\$2,008	\$3,133
Water and Sewer	\$597,475	\$58,372	\$26,979	\$69,725	\$45,555	\$48,158	\$49,975	\$41,265	\$36,001	\$38,109	\$54,926	\$128,409
Trash	\$87,088	\$6,692	\$6,730	\$7,249	\$7,422	\$10,520	\$5,880	\$6,513	\$5,351	\$5,880	\$3,374	\$21,478
Equipment	\$18,920	-	-	-	-	-	-	-	\$5,420	\$810	\$13	\$12,677
Uniform and Mats	\$15,187	\$4,737	\$4,620	\$5,506	-	-	-	-	-	-	\$325	-
Advertising	\$7,175	\$2,229	\$313	\$264	\$722	\$119	\$631	\$571	\$672	\$210	-	\$1,444
Professional Services	\$38,248	\$11,843	\$2,620	\$3,825	\$1,882	\$48	\$1,379	\$6,594	\$1,464	-	-	\$8,594
Maintenance Agreements	\$331,072	\$88,512	\$73,063	\$82,335	-	\$873	\$1,606	\$48,947	\$4,986	\$6,483	\$5,465	\$18,802
Vehicle Gasoline	\$19,363	\$601	\$964	\$890	\$901	\$552	\$845	\$1,781	\$3,023	\$2,023	\$1,842	\$5,941
Vehicle Maintenance	\$3,551	\$285	\$818	\$335	\$234	\$230	\$123	\$1,526	-	-	-	-
Liability Insurance	\$12,897	-	-	-	-	-	-	-	\$12,897	-	-	-
Other Expenses	\$19,301	\$798	\$1,292	\$1,296	\$1,322	\$996	\$1,046	\$1,251	\$1,307	\$1,259	\$1,598	\$7,136
Repairs and Maintenance	\$109,879	-	-	-	\$54,808	\$50,949	\$4,122	-	-	-	-	-
Additional Allocated Expenses	\$9,054	\$233	\$212	\$50	\$894	\$3,357	\$909	\$83	-	-	-	\$3,316
<b>Total Building Operations Expenditures</b>	<b>\$11,114,624</b>	<b>\$775,317</b>	<b>\$766,448</b>	<b>\$818,636</b>	<b>\$770,608</b>	<b>\$744,960</b>	<b>\$724,174</b>	<b>\$686,307</b>	<b>\$640,901</b>	<b>\$696,970</b>	<b>\$934,354</b>	<b>\$760,718</b>

<sup>3</sup> The Gas Utility line item included steam heat. The drop off in expenditures in 2012 can be attributed to the combination of major upgrades of the Oak Hill boiler system and a change in vendors.

<sup>4</sup> Telephone expenditures for 2008-2010 were incurred but likely rolled into the General Fund-Facilities account as there was not an Oak Hill designated Facilities account set up until 2011. Cost allocation reports did not allocate any telephone expenses to Oak Hill for those three years.

Oak Hill Renaissance Center Revenues and Expenses from Operations 2006-2020

09/09/21

	Total	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2006-2010
<b>General and Administrative<sup>5</sup></b>												
Allocation of G&A Costs	\$3,060,004	\$233,417	\$225,003	\$222,762	\$212,715	\$166,441	\$142,028	\$124,101	\$164,551	\$166,587	\$172,378	\$1,230,021
<b>Total G&amp;A Expenditures</b>	\$3,060,004	\$233,417	\$225,003	\$222,762	\$212,715	\$166,441	\$142,028	\$124,101	\$164,551	\$166,587	\$172,378	\$1,230,021
<b>Wages and Benefits</b>												
Salaries and Wages	\$5,361,387	\$470,319	\$436,764	\$442,909	\$440,413	\$355,213	\$363,679	\$310,357	\$331,496	\$320,646	\$333,462	\$1,556,129
Fringe Benefits	\$2,844,473	\$222,735	\$218,442	\$230,089	\$240,553	\$204,526	\$188,758	\$161,793	\$178,010	\$186,726	\$183,474	\$829,367
Building Security	\$4,001,046	\$222,581	\$339,683	\$291,584	\$282,883	\$164,567	\$173,631	\$216,288	\$235,075	\$265,525	\$288,824	\$1,520,405
<b>Total Wages and Benefits Expenditures</b>	\$12,206,906	\$915,635	\$994,889	\$964,582	\$963,849	\$724,306	\$726,068	\$688,438	\$744,581	\$772,897	\$805,760	\$3,905,901
<b>Property</b>												
Property Insurance	\$567,684			-	-	-	-	-	\$339,159	\$113,054	\$56,585	\$58,886
Delinquent Property Taxes	\$460,205	\$30,877	\$28,311	\$31,926	\$32,793	\$37,711	\$33,012	\$42,981	\$38,530	\$36,250	\$33,387	\$114,427
<b>Total Property Expenditures</b>	\$1,027,889	\$30,877	\$28,311	\$31,926	\$32,793	\$37,711	\$33,012	\$42,981	\$377,689	\$149,304	\$89,972	\$173,313
<b>Total Building Operations, G&amp;A, Wage and Benefits, and Property Expenditures</b>	\$27,409,424	\$1,955,246	\$2,014,651	\$2,037,906	\$1,979,965	\$1,673,418	\$1,625,282	\$1,541,827	\$1,927,722	\$1,785,758	\$2,002,464	\$8,865,186
<b>Net Expenditures Over Revenues from Operations</b>												
Total Revenues from Operations	\$21,811,301	\$1,263,303	\$1,222,422	\$1,113,412	\$1,296,375	\$1,239,802	\$1,405,891	\$1,509,282	\$1,484,942	\$1,031,707	\$3,960,472	\$6,283,694
Total Expenditures from Operations	\$27,409,424	\$1,955,246	\$2,014,651	\$2,037,906	\$1,979,965	\$1,673,418	\$1,625,282	\$1,541,827	\$1,927,722	\$1,785,758	\$2,002,464	\$8,865,186
<b>Net Expenditures over Revenues from Operations</b>	<b>\$(5,598,122)</b>	<b>\$(691,943)</b>	<b>\$(792,229)</b>	<b>\$(924,494)</b>	<b>\$(683,590)</b>	<b>\$(433,616)</b>	<b>\$(219,391)</b>	<b>\$(32,545)</b>	<b>\$(442,780)</b>	<b>\$(754,051)</b>	<b>\$1,958,008</b>	<b>(2,581,492)</b>

<sup>5</sup> General and Administrative Costs are allocated to Oak Hill based on the cost allocation plan by Maximus. This represents the share of county administrative costs that have been allocated to Oak Hill Renaissance Place.

## Oak Hill Renaissance Center Interest Income and Interest Expenditures 2006-2020

	Total	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2006-2010
<b>Revenue</b>												
<b>Interest Income<sup>11</sup></b>												
Interest Income	\$828,032	\$50,222	\$65,125	\$50,281	\$22,335	\$13,831	\$14,543	\$8,974	\$20,811	\$35,695	\$51,382	\$494,833
Interest Credit—ERZB Bonds <sup>12</sup>	\$590,440	\$50,587	\$53,006	\$55,937	\$56,949	\$55,019	\$55,843	\$75,019	\$75,228	\$72,687	\$40,166	-
<b>Total Interest Income</b>	<b>\$1,418,472</b>	<b>\$100,809</b>	<b>\$118,130</b>	<b>\$106,218</b>	<b>\$79,284</b>	<b>\$68,850</b>	<b>\$70,386</b>	<b>\$83,993</b>	<b>\$96,039</b>	<b>\$108,381</b>	<b>\$91,548</b>	<b>\$494,833</b>
<b>Expenditures</b>												
<b>Interest Expenditures<sup>13</sup></b>												
2010 ERZB Bond	\$1,103,241	\$61,828	\$64,785	\$67,425	\$69,735	\$71,695	\$73,389	\$179,738	\$181,681	\$161,529	\$171,435	-
2011 LTGO Bond	\$715,040	-	-	\$93,049	\$96,149	\$99,049	\$102,049	\$104,949	\$106,399	\$113,396	-	-
2012 Sales Tax Bond Series 2016 Bonds	\$255,681	\$15,931	\$20,932	\$25,831	\$30,631	\$34,231	\$37,756	\$41,206	\$49,163	-	-	-
2014 LTGO Bonds	\$112,824	\$15,738	\$16,738	\$17,738	\$18,738	\$19,738	\$24,134	-	-	-	-	-
DoD LT Note Interest	\$43,900	-	-	-	-	-	-	-	\$868	\$6,198	\$8,347	\$28,487
2017 LTGO Tax Exempt Series 2019 Bond	\$230,000	\$60,000	\$70,000	\$100,000	-	-	-	-	-	-	-	-
Series 2020 Bond	\$108,138	\$108,138	-	-	-	-	-	-	-	-	-	-
Oak Hill 2006 Bond Interest	\$1,950,909	-	-	-	\$158,188	\$167,588	\$176,588	\$184,650	\$192,524	\$200,024	\$207,337	\$664,011
<b>Total Interest Expenditures</b>	<b>\$4,788,713</b>	<b>\$322,060</b>	<b>\$238,400</b>	<b>\$370,504</b>	<b>\$449,591</b>	<b>\$392,301</b>	<b>\$413,916</b>	<b>\$510,543</b>	<b>\$530,634</b>	<b>\$481,147</b>	<b>\$387,119</b>	<b>\$692,498</b>
<b>Net Interest Expenditures over Interest Income</b>												
Total Interest Income	\$1,418,472	\$100,809	\$118,130	\$106,218	\$79,284	\$68,850	\$70,386	\$83,993	\$96,039	\$108,381	\$91,548	\$494,833
Total Interest Expenditures	\$4,788,713	\$322,060	\$238,400	\$370,504	\$449,591	\$392,301	\$413,916	\$510,543	\$530,634	\$481,147	\$387,119	\$692,498
<b>Net Interest Expenditures over Interest Income</b>	<b>\$(3,370,241)</b>	<b>\$(221,251)</b>	<b>\$(120,270)</b>	<b>\$(264,286)</b>	<b>\$(370,307)</b>	<b>\$(323,451)</b>	<b>\$(343,530)</b>	<b>\$(426,550)</b>	<b>\$(434,595)</b>	<b>\$(372,766)</b>	<b>\$(295,571)</b>	<b>\$(197,665)</b>

<sup>11</sup> Interest income was from cash reserves related to the bond issuances.

<sup>12</sup> Mahoning County receives reimbursement for the federally issued ERZB Bonds.

<sup>13</sup> Interest payments on debt have been taken from the Mahoning County CAFR debt schedules.

Oak Hill Renaissance Center Capital Expenditures 2006-2020

09/09/21

	Total	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2006-2010
<b>Expenditures</b>												
<b>Capital Expenditures<sup>1</sup></b>												
Oak Hill Renaissance Phase II	\$1,294,173	\$1,294,173	-	-	-	-	-	-	-	-	-	-
Oak Hill Cap 40 Year	\$75,000	-	-	-	-	-	-	-	-	-	-	\$75,000
Oak Hill Cap 20 Year	\$2,401,940	-	-	-	-	-	-	-	-	-	-	\$2,401,940
Oak Hill Roof 20 Year	\$1,411,220	-	-	-	-	-	-	-	-	-	\$1,073,120	\$338,100
Oak Hill Chiller 20 Year	\$3,035,180	-	-	-	-	-	-	-	-	-	\$151,720	\$2,883,460
Oak Hill Boiler 20 Year	\$3,570,385	-	-	-	-	-	-	-	-	-	\$3,570,385	-
Oak Hill Fire Alarm Upgrades	\$349,971	-	-	-	-	\$349,971	-	-	-	-	-	-
Oak Hill Renovations 20 Year	\$3,261,340	-	-	-	-	-	-	-	-	-	\$3,261,340	-
<b>Total Capital Expenditures</b>	\$15,399,209	\$1,294,173	-	-	-	\$349,971	-	-	-	-	\$8,056,565	\$2,401,940
<b>Total Capital Expenditures</b>	\$15,399,209	\$1,294,173	-	-	-	\$349,971	-	-	-	-	\$8,056,565	\$2,401,940
<b>Construction in Progress<sup>2</sup></b>												
Oak Hill Renaissance Phase III	\$195,456	\$195,456	-	-	-	-	-	-	-	-	-	-
Oak Hill Head Start HVAC	\$166,761	\$166,761	-	-	-	-	-	-	-	-	-	-
<b>Total Construction in Progress</b>	\$362,217	\$362,217	-	-	-	-	-	-	-	-	-	-
<b>Total Capital Expenditures and Construction in Progress</b>	\$15,761,425	\$1,656,389	-	-	-	\$349,971	-	-	-	-	\$8,056,565	\$5,698,500



<sup>1</sup> Capital expenditures are derived from County Cost Allocation data. The asset values include the invoice cost as well as capitalized labor. The assets do not begin to depreciate until project completion, and though the final asset price is shown as occurring in a certain year, the cost of those assets may have occurred over several years.

<sup>2</sup> Construction in Progress is figured at the total amount as of the most recent audited fiscal year.

## Summary of Revenues and Expenditures from Oak Hill Renaissance Center 2006-2020

	Total	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2006-2010
<b>Total Revenue from Rent, Grants, and Interest</b>	\$23,229,773	\$1,364,112	\$1,340,552	\$1,219,630	\$1,375,659	\$1,308,652	\$1,476,277	\$1,593,275	\$1,580,981	\$1,140,088	\$4,052,020	\$6,778,527
<b>Total Expenditures from Operations, Interest, And Capital Expenditures</b>	\$47,959,562	\$3,933,695	\$2,253,051	\$2,408,410	\$2,429,556	\$2,415,690	\$2,039,198	\$2,052,370	\$2,458,355	\$2,266,905	\$10,446,148	\$15,256,184
<b>Total Net Expenditures over Revenues</b>	<b>(\$24,729,789)</b>	<b>(\$2,569,583)</b>	<b>(\$912,499)</b>	<b>(\$1,188,780)</b>	<b>(\$1,053,897)</b>	<b>(\$1,107,038)</b>	<b>(\$562,921)</b>	<b>(\$459,095)</b>	<b>(\$877,374)</b>	<b>(\$1,126,817)</b>	<b>(\$6,394,128)</b>	<b>(\$8,477,657)</b>

## Oak Hill Renaissance Center Debt Issuances and Repayments 2006-2020

	Total	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2006-2010
<b>Outstanding Bond Issues</b>												
2010 ERZB Bond	-	(1,925,000)	(125,000)	(120,000)	(120,000)	(115,000)	(110,000)	(110,000)	(105,000)	(105,000)	(100,000)	\$5,185,000
2011 LTGO Bond	-	-	-	(205,000)	(2,615,000)	(145,000)	(150,000)	(145,000)	(145,000)	(140,000)	3,545,000	-
2012 Sales Tax Bond	525,000	(255,000)	(250,000)	(245,000)	(240,000)	(240,000)	(235,000)	(230,000)	(225,000)	2,445,000	-	-
2014 LTGO Bonds	460,000	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(45,000)	755,000	-	-	-	-
DoD LT Note	-	-	-	-	-	-	-	-	(205,820)	(42,905)	(50,588)	-
Series 2006 Oak Hill Bonds	-	-	-	290,000	(3,640,000)	(235,000)	(225,000)	(215,000)	(210,000)	(200,000)	(195,000)	-
Series 2016 Bonds	2,455,000	(465,000)	(375,000)	(55,000)	3,350,000	-	-	-	-	-	-	-
Series 2019 LTGO Bond	2,445,000	(75,000)	2,520,000	-	-	-	-	-	-	-	-	-
Series 2019 LTGO Bond	400,000	(10,000)	410,000	-	-	-	-	-	-	-	-	-
Series 2020	2,535,556	2,535,556	-	-	-	-	-	-	-	-	-	-
2017 LTGO Tax Exempt	2,180,000	(140,000)	(140,000)	-	2,460,000	-	-	-	-	-	-	-
<b>Total Outstanding Bond Issue Balance</b>	<b>\$11,000,556</b>	<b>\$(384,444)</b>	<b>\$1,990,000</b>	<b>\$(385,000)</b>	<b>\$(855,000)</b>	<b>\$(785,000)</b>	<b>\$(765,000)</b>	<b>\$55,000</b>	<b>\$(890,820)</b>	<b>\$1,957,095</b>	<b>\$3,199,412</b>	<b>\$5,185,000</b>