

A photograph of a field of white flowers, likely milkweed, under a bright blue sky with scattered white clouds. The flowers are in the foreground and middle ground, with a line of trees in the background.

# Fairfield County, Ohio

Popular Annual Financial Report  
for the year ended December 31, 2025

Issued by Carril L. Brown Ph.D., MBA, CGFM  
Fairfield County Auditor

## Photos courtesy of Fairfield County Park District

Cover Photo: Wildflowers at Elias B. Wagner Preserve

Elias B. Wagner Preserve, in Liberty Township, is home to one of the largest great blue heron rookeries in Ohio. The 160-acre preserve was obtained by the Fairfield County Park District with help from Clean Ohio funds in 2020. Habitat improvements, provided by our partners at US Fish and Wildlife Service, have included planting of native plants and restoration of riparian areas along Walnut Creek. A short trail extends from the Liberty Union-Thurston School Local District campus to a viewing area which is located far enough from the rookery to not disturb the herons. Additionally, the schools provide close-encounter video access to watch the herons raise their young. A longer trail will be added in the coming years. For more information visit [fairfieldcountyparks.org](http://fairfieldcountyparks.org)



Box Turtle at Wahkeena Nature Preserve

Eastern Box Turtles were once common in Ohio. Their numbers have declined significantly due to habitat loss and fragmentation. Sadly, they are often struck by cars while crossing roadways. Their gentle nature has also led to many of them being removed from the wild to be kept or sold as pets.

Box turtles are known to live 100 years or more. They thrive in large, wooded areas with native habitats. The Fairfield County Park District provides these areas for wildlife and for the enjoyment of residents. To find a park near you visit [fairfieldcountyparks.org](http://fairfieldcountyparks.org).

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Additional copies of this Popular Annual Financial Report (PAFR) may be obtained from the Fairfield County Auditor's Office at 210 E. Main Street, Lancaster, OH 43130. Phone requests can be made at (740) 652-7020 or (740) 681-7224 (fax). An electronic version of this report is available on the County's website at <https://www.co.fairfield.oh.us/auditor/fc-financial-reports-ACFR-PAFR.html>.

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Government Finance Officers Association

## Award for Outstanding Achievement in Popular Annual Financial Reporting

Presented to

**Fairfield County  
Ohio**

For its Annual Financial Report  
For the Fiscal Year Ended

December 31, 2024

*Christopher P. Morill*

Executive Director/CEO

## AWARDS

Fairfield County participates in various awards programs sponsored by the Government Finance Officers Association (GFOA). Each individual program has certain requirements that must be met to qualify. During 2024, the County received the following financial awards:

### **Certificate of Achievement for Excellence in Financial Reporting**

*Given for outstanding preparation of the Annual Comprehensive Financial Report*

The County received this award in 2024 for the 36th consecutive year.

### **Award for Outstanding Achievement in Popular Annual Financial Reporting**

*Given for outstanding preparation of the Popular Annual Financial Report*

The County received this award in 2024 for the 24th consecutive year.

# Citizens of Fairfield County

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I am pleased to present the Fairfield County, Ohio Popular Annual Financial Report (PAFR), for the year ended December 31, 2025. This report provides a brief analysis of the sources of County revenues and where those dollars are spent, the County's financial position, an overview of local economic trends, and major goals and accomplishments. Above all, it is designed to present a readable and understandable financial report.

The information in this report was drawn from the financial information appearing in the 2025 Fairfield County Annual Comprehensive Financial Report. The Annual Comprehensive Financial Report was prepared in conformance with generally accepted accounting principles (GAAP) and was audited by the Perry & Associates Certified Public Accountants, receiving an unmodified opinion. An unmodified opinion means that the general-purpose financial statements of the County are fairly presented in all material respects. The Annual Comprehensive Financial Report consists of approximately 340 pages of detailed financial statements, notes, schedules, and reports.

The PAFR is a condensed, more user-friendly financial report intended to provide highlights of the primary government from the County's Annual Comprehensive Financial Report. The Annual Comprehensive Financial Report contains information from all Fairfield County funds and is designed to bring greater awareness of the financial condition of our County to its citizens and other interested parties.

This report is unaudited and is presented on a non-GAAP basis. The major differences between GAAP and non-GAAP reporting deals with not including component units and in the presentation of segregated funds, as well as full disclosure of all material financial and non-financial events in notes to the financial statements. Individuals who desire to review GAAP basis, full disclosure financial statements should refer to the County's Annual Comprehensive Financial Report, which is available from the County Auditor's office and online at:

<https://www.co.fairfield.oh.us/auditor/fc-financial-reports-ACFR-PAFR.html>

The Fairfield County Popular Annual Financial Report is presented as a means of enhancing the public's confidence in County government and the stewardship of its elected officials through reader-friendly financial reporting. As you review the following pages, I invite you to share any questions, concerns, or recommendations you may have. Please call the Fairfield County Auditor's Office at (740) 652-7020 with questions, comments, or suggestions regarding this report.

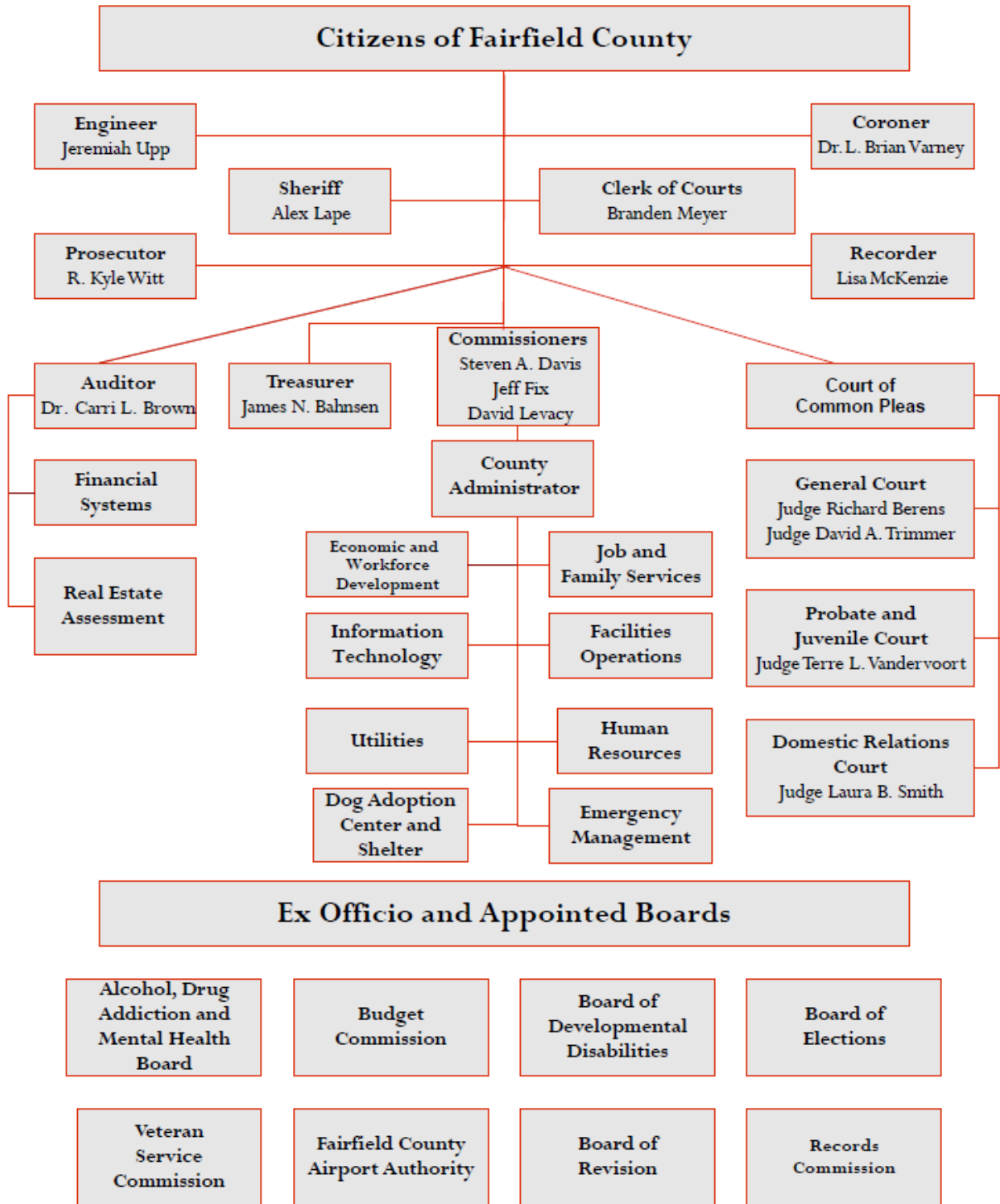
Kindest regards,

Carri L. Brown, PhD, MBA, CGFM  
Fairfield County Auditor

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# Your Fairfield County Government

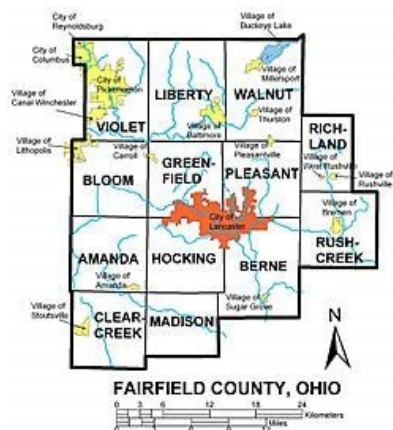
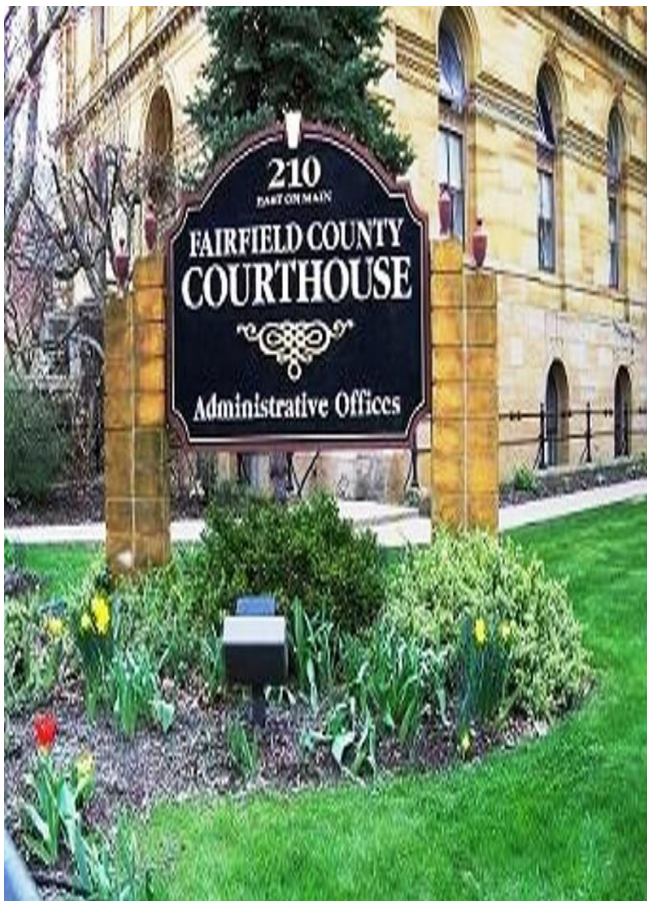


# GOVERNMENT STRUCTURE

The County government operates under the authority granted by the Constitution and statutes of the State of Ohio. Governance is carried out by a three-member Board of Commissioners, a County Administrator, twelve additional elected officials, and various department heads. Within this framework of checks and balances, elected officials and department heads oversee the internal operations of their respective offices, while the Board of Commissioners serves as the budget authority, taxing authority, contracting body, and the entity responsible for authorizing expenditures. Each Commissioner is elected to a four-year term.

In addition to the County Auditor—who serves as the Chief Fiscal Officer and Tax Assessor—seven other administrative officials are elected independently as prescribed by Ohio law. These officials include the Clerk of Courts, Coroner, Engineer, Prosecutor, Recorder, Sheriff, and Treasurer. All serve four-year terms. The County’s judicial system is overseen by judges elected on a countywide basis: two Common Pleas Court Judges, a Probate/Juvenile Court Judge, and a Domestic Relations Court Judge.

The County provides a broad range of services to its residents, including human and social services; health and community assistance programs; civil and criminal justice system services; road, bridge, and facility maintenance; water and sewer utility services; and general administrative support delivered through the offices of the Commissioners, Auditor, Treasurer, Prosecutor, and Recorder.



# FINANCIAL OVERVIEW

The County's financial activities are accounted for primarily in governmental activities where the focus is not profit or loss, but rather on services rendered and the cost to provide those services. The County's business-type activities, similar to those found in the private sector, are accounted for in operation funds known as the Sewer and Water Enterprise Funds.

Key financial highlight for 2025 as follows:

At the end of 2025, fund balance for the General Fund was \$70,560,761, which represents a 20 percent increase from the prior year and represents 117.8 percent of total General Fund expenditures.

**Revenues** are monies the County receives from a variety of sources to pay for the services it provides.

**Expenses** are the amounts spent to provide services to citizens.

**Legislative and Executive** expenses are the costs incurred for the County's administrative offices, including the Auditor, Commissioners, Treasurer, Prosecutor, Recorder, and Commissioner allocations made to local governments.

**Judicial** expenses are the costs of administrating justice through the Fairfield County Courts system.

**Public Safety** expenditures include the operating costs of the Coroner's Office, Probation Department, Sheriff's Office, and the South Central Major Crimes Unit, which is a collaborative effort among various counties. Additionally, costs associated with the County's limited-risk health insurance program for various external agencies are included.

**General Revenues** are those revenues that are not classified as program revenues. All taxes, even those that are levied for a specific purpose, are considered general revenues.

- *Unrestricted Grants and Entitlements*-Revenue from grants and pass-through monies administered by the State of Ohio that are not restricted on their use.

- *Unrestricted Interest and Contributions*-Monies earned through the County Treasurer's investments of cash on hand not needed for current period services; donor contributions that do not specify any restrictions.

**Program Revenues** include:

- *Charges for Services* – licenses, permits, and other fees, fines, forfeitures, settlements, rent, leases, and charges paid by the recipients of goods or services offered by County programs.

- *Operating (and Capital) Grants, Contributions, and Interest* – grants and contributions received from other governments, organizations, and individuals that are restricted in some manner; investment earnings that are restricted to meeting the operational or capital requirements of a particular program.

**Public Works** expenses are the costs incurred by the Engineer to maintain county roads and bridges and costs incurred by the County's Fiscal Recovery Special Revenue Fund for local governments. It also includes limited risk health insurance program expenses for various external agencies within the County.

**Health** expenses include services provided by the Developmental Disabilities Board, Dog Adoption Center and Shelter, and the Alcohol, Drug Addiction and Mental Health Board. It also includes limited risk health insurance program expenses for various external agencies within the County.

**Human Services** expenses are the costs of operating the Job and Family Services and Veteran Services Commission departments. It also includes limited risk health insurance

program expenses for various external agencies within the County.

**Urban Redevelopment and Housing** expenses are the costs of the urban improvement program. It also includes the costs to operate the Community Development Block Grant program on behalf of other local governments.

**Transportation** expenses are costs related to the County's Public Transit System and costs incurred by the County's Fiscal Recovery Special Revenue Fund for local

**Interest** expenses are interest payments made for County debt.

**Sewer and Water** operations expenses are the costs to operate the County's business-type activity, providing sewer and water services to ever growing portions of the County.

# FINANCIAL ACTIVITY STATEMENT

The **Changes in Net Position Statement**, traditionally known by many as the income statement, is designed to provide a record of the money received and spent by the County during the past year.

**Primary Government - Statement of Activities**  
**For the year ended December 31, 2025, with comparatives for the year ended December 31, 2024**

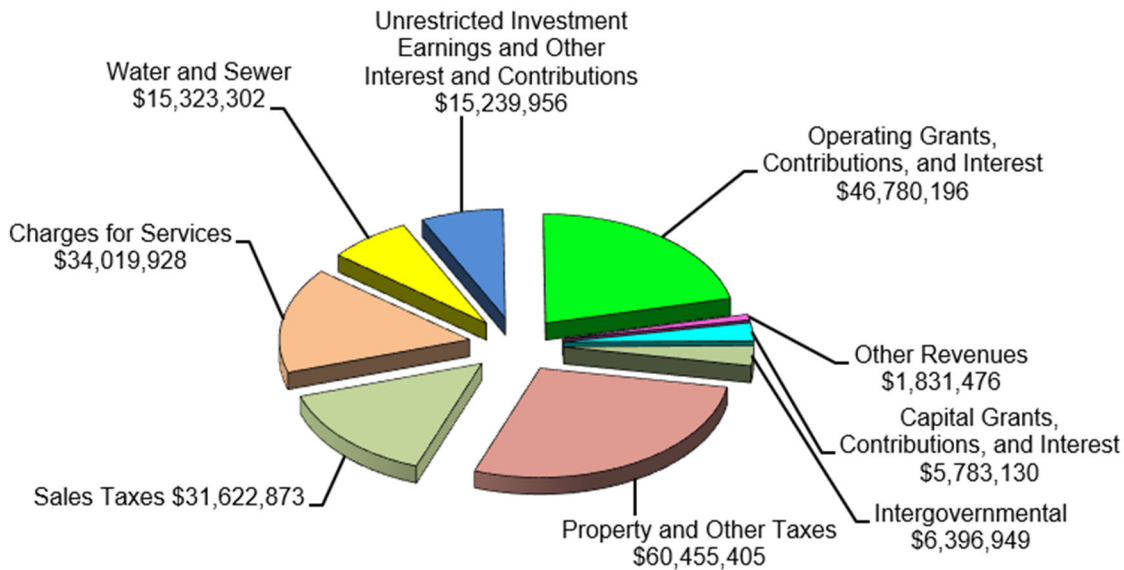
	Governmental Activities		Business-type Activities		Total Primary Government	
	2025	2024	2025	2024	2025	2024
<b>Revenues:</b>						
Program Revenues:						
Charges for Services .....	\$ 34,019,928	\$ 26,747,094	\$ 11,479,495	\$ 11,422,667	\$ 45,499,423	\$ 38,169,761
Operating Grants, Contributions, and Interest .....	46,780,196	53,486,837	500,000	-	47,280,196	53,486,837
Capital Grants, Contributions, and Interest .....	5,783,130	9,688,355	3,231,449	6,739,077	9,014,579	16,427,432
<b>Total Program Revenues .....</b>	<b>86,583,254</b>	<b>89,922,286</b>	<b>15,210,944</b>	<b>18,161,744</b>	<b>101,794,198</b>	<b>108,084,030</b>
General Revenues:						
Property Taxes .....	53,458,560	50,780,704	-	-	53,458,560	50,780,704
Permissive Real Property Transfer Taxes .....	3,425,593	3,468,607	-	-	3,425,593	3,468,607
Permissive Motor Vehicle License Taxes .....	2,852,809	2,819,774	-	-	2,852,809	2,819,774
Lodging Taxes .....	718,443	652,935	-	-	718,443	652,935
Sales Taxes .....	31,622,873	29,953,532	-	-	31,622,873	29,953,532
Payment in Lieu of Taxes .....	-	10,220	-	-	-	10,220
Intergovernmental .....	6,396,949	5,780,696	-	-	6,396,949	5,780,696
Unrestricted Investment Earnings and Other Interest .....	15,161,246	12,171,566	67,841	62,893	15,229,087	12,234,459
Unrestricted Donations .....	78,710	79,037	-	-	78,710	79,037
Gain on Sale of Capital Assets ...	-	-	41,307	25,655	41,307	25,655
Other .....	1,831,476	2,151,434	3,210	82,362	1,834,686	2,233,796
<b>Total General Revenues .....</b>	<b>115,546,659</b>	<b>107,868,505</b>	<b>112,358</b>	<b>170,910</b>	<b>115,659,017</b>	<b>108,039,415</b>
<b>Total Revenues.....</b>	<b>202,129,913</b>	<b>197,790,791</b>	<b>15,323,302</b>	<b>18,332,654</b>	<b>217,453,215</b>	<b>216,123,445</b>
<b>Expenses:</b>						
General Government:						
Legislative and Executive .....	27,853,025	26,605,727	-	-	27,853,025	26,605,727
Judicial .....	9,418,691	9,262,874	-	-	9,418,691	9,262,874
Public Safety .....	32,675,448	32,666,255	-	-	32,675,448	32,666,255
Public Works .....	17,721,136	20,186,541	-	-	17,721,136	20,186,541
Health .....	38,077,152	37,216,998	-	-	38,077,152	37,216,998
Human Services .....	44,833,626	39,291,236	-	-	44,833,626	39,291,236
Urban Redevelopment and Housing .....	925,677	1,221,463	-	-	925,677	1,221,463
Transportation .....	4,860,958	1,128,691	-	-	4,860,958	1,128,691
Interest .....	1,083,434	1,124,663	-	-	1,083,434	1,124,663
Sewer System .....	-	-	5,140,948	4,701,890	5,140,948	4,701,890
Water System .....	-	-	4,503,877	4,279,501	4,503,877	4,279,501
<b>Total Expenses.....</b>	<b>177,449,147</b>	<b>168,704,448</b>	<b>9,644,825</b>	<b>8,981,391</b>	<b>187,093,972</b>	<b>177,685,839</b>
Increase Before Special Items.....	24,680,766	29,086,343	5,678,477	9,351,263	30,359,243	38,437,606
Special Items.....	-	(152,647)	-	-	-	(152,647)
Increase in Net Position .....	24,680,766	28,933,696	5,678,477	9,351,263	30,359,243	38,284,959
<i>Net Position Beginning of Year As Previously Reported *</i> .....	362,964,785	341,814,318	97,374,474	88,335,647	460,339,259	430,149,965
<i>Adjusted - Change in Accounting Principles.....</i>	-	(7,783,229)	-	(312,436)	-	(8,095,665)
<i>Adjusted Net Position Beginning of Year.....</i>	<i>362,964,785</i>	<i>334,031,089</i>	<i>97,374,474</i>	<i>88,023,211</i>	<i>460,339,259</i>	<i>422,054,300</i>
<b>Net Position - End of Year.....</b>	<b>\$387,645,551</b>	<b>\$362,964,785</b>	<b>\$103,052,951</b>	<b>\$ 97,374,474</b>	<b>\$490,698,502</b>	<b>\$460,339,259</b>

This table provides a summary of the County's change in net position for 2025 compared to 2024. This table also separately reflects the 2024 restatement for changes in accounting principles related to the implementation of GASB Statement No. 101, *Compensated Absences*.

Net position for governmental activities increased by \$24,680,766 for 2025. This is attributed mainly to revenues exceeding expenses in 2025. Property taxes increased due to increases in assessed valuations from 2024 to 2025 due to increases in the housing market along with an increase in housing units within the County. Public utility assessed valuations also increased due to companies expanding their presence within the County limits. Sales taxes increased due to increases in inflation rates of goods and services which directly impact sales taxes as well as a strong economy within the County. Increases in expenses occurred in 2025 primarily due to some increases in salaries, increases in the cost of doing business due to inflation rates, and due to the public transit system becoming part of the County as of July 1, 2024.

# WHERE THE MONEY CAME FROM . . . . .

## Fairfield County Revenues for 2025 \$217,453,215



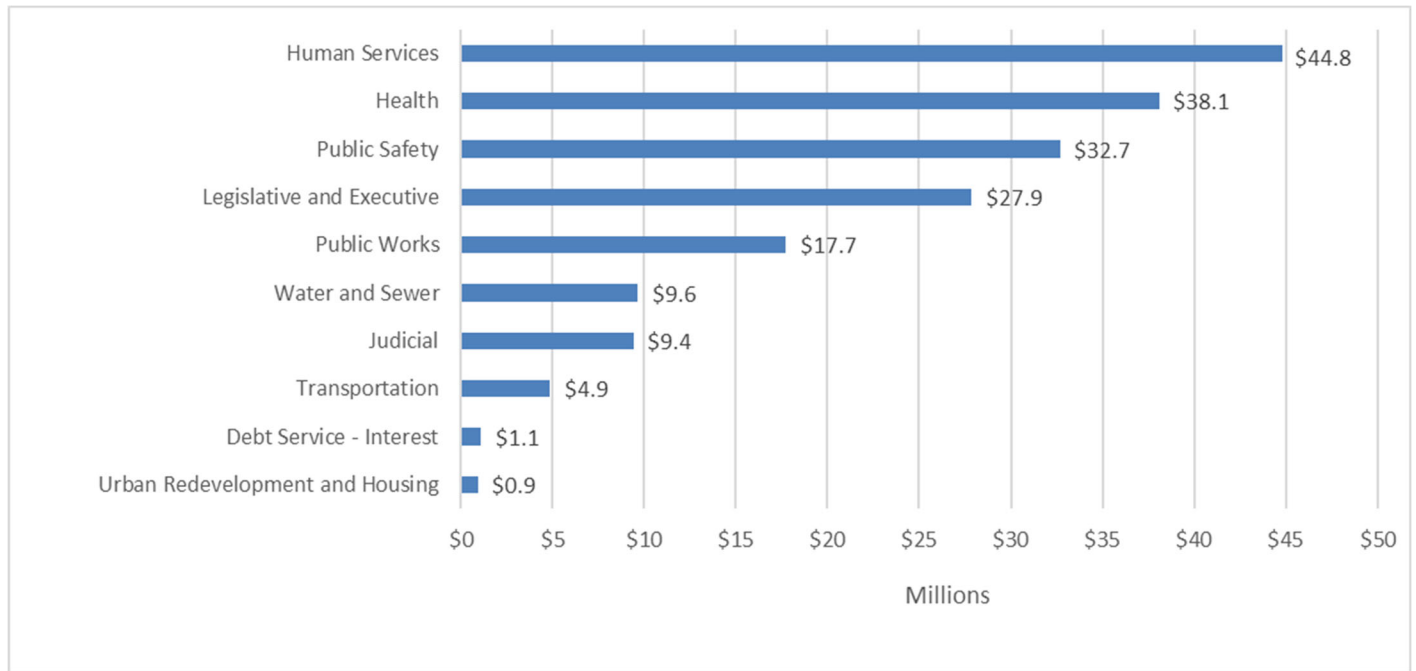
The primary government revenues presented here is reported in the 2025 Annual Comprehensive Financial Report's government-wide statement of activities. The chart depicts revenues by source. The table below summarizes revenues by source and shows the percentage increases (decreases) in relation to the prior year.

REVENUES	2021 ACTUAL	2022 ACTUAL	2023 ACTUAL	2024 ACTUAL	2025 ACTUAL	% CHANGE FROM 2024	Change from 2024
Taxes	\$ 81,271,528	\$ 82,718,087	\$ 87,086,394	\$ 87,685,772	\$ 92,078,278	5.01 %	4,392,506
Grants, Interest, Contributions and Intergovernmental	49,323,249	55,820,215	67,033,433	68,955,888	58,960,275	(14.50) %	(9,995,613)
Charges for Services	23,047,950	24,879,150	29,382,851	26,747,094	34,019,928	27.19 %	7,272,834
Water and Sewer	12,542,175	15,699,096	15,199,496	18,332,654	15,323,302	(16.42) %	(3,009,352)
Unrestricted Interest and Contributions	(524,176)	(5,010,888)	12,678,892	12,250,603	15,239,956	24.40 %	2,989,353
Other	7,941,612	1,340,715	1,162,519	2,151,434	1,831,476	(14.87) %	(319,958)
	<u>\$ 173,602,338</u>	<u>\$ 175,446,375</u>	<u>\$ 212,543,585</u>	<u>\$ 216,123,445</u>	<u>\$ 217,453,215</u>	0.62 %	<u>\$ 1,329,770</u>

Operating grants, capital grants, contributions, restricted interest, and intergovernmental revenues accounted for 31.5 percent of total governmental revenues, while property taxes, sales taxes, and other taxes provided 45.6 percent of total governmental revenues. These revenue sources comprise the two largest components of County revenues. The decrease in operating and capital grants, restricted interest, contributions, and intergovernmental revenues in 2025 compared to 2024 is mainly due to the County receiving larger new one-time grants in 2024 compared to 2025. For 2024, the County also recognized additional operating and capital grants for the federal American Rescue Plan Act (ARPA) of 2021 funding compared to 2025. In 2024, the County presented ARPA unearned revenues in the amount of \$3,480,903, while in 2025 the County recognized \$139,123 in ARPA unearned revenues; therefore, \$3,341,780 was recognized in operating and capital grants revenue in 2025 compared to \$9,146,345 being recognized in 2024. In 2025, the County recognized a full year of public transit grants from the Ohio Department of Transportation compared to a half year in 2024, which was due to the City of Lancaster transferring its public transit system to the County on July 1, 2024. Total program revenues decreased in 2025, but total revenues still exceeded total expenses for the year. Unrestricted investment earnings and other interest and contributions reflects an increase due to increases in cash available for investing and improved interest rates of investments.

**WHERE THE MONEY WAS SPENT . . . . .**

**Fairfield County Expenses for 2025**  
**\$187,093,972**



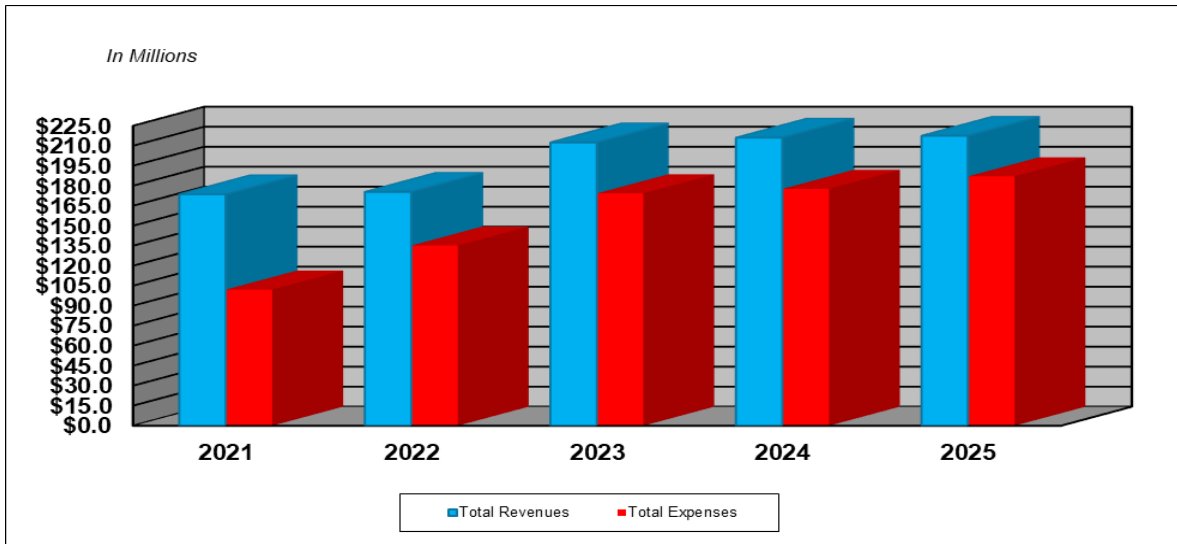
The primary government expenses presented here is reported in the 2025 Annual Comprehensive Financial Report’s government-wide statement of activities. The chart depicts expenses by function. The table below shows expenses by function, and the percentage increases (decreases) in relation to the prior year.

<b>EXPENSES</b>	<b>2021 ACTUAL</b>	<b>2022 ACTUAL</b>	<b>2023 ACTUAL</b>	<b>2024 ACTUAL</b>	<b>2025 ACTUAL</b>	<b>% CHANGE FROM 2024</b>
Human Services	\$ 24,469,821	\$ 32,735,903	\$ 40,737,170	\$ 39,291,236	\$ 44,833,626	14.11 %
Health	20,921,971	25,790,891	36,940,922	37,216,998	38,077,152	2.31 %
Public Safety	15,927,327	23,819,811	32,661,459	32,666,255	32,675,448	0.03 %
Legislative and Executive	14,771,681	21,013,415	26,385,907	26,605,727	27,853,025	4.69 %
Public Works	12,337,648	15,368,309	17,503,031	20,186,541	17,721,136	(12.21) %
Water and Sewer	6,574,452	7,751,501	8,495,383	8,981,391	9,644,825	7.39 %
Judicial	4,753,343	7,012,835	9,626,900	9,262,874	9,418,691	1.68 %
Transportation	325,641	325,102	311,507	1,128,691	4,860,958	330.67 %
Debt Service - Interest	1,120,985	1,068,778	1,091,044	1,124,663	1,083,434	(3.67) %
Urban Redevelopment and Housing	875,898	279,849	501,076	1,221,463	925,677	(24.22) %
	<u>\$ 102,078,767</u>	<u>\$ 135,166,394</u>	<u>\$ 174,254,399</u>	<u>\$ 177,685,839</u>	<u>\$ 187,093,972</u>	<u>5.29 %</u>

The County’s largest expenses are located in human services activities at 24.0 percent of total expenses, health activities at 20.4 percent of total expenses, public safety activities at 17.5 percent of total expenses, and legislative and executive activities at 14.9 percent of total expenses. The largest number of employees are located in these service areas; therefore, they had some fluctuations in 2025 expenses. The largest fluctuation is in transportation due to the City of Lancaster transferring its public transit system to the County on July 1, 2024; therefore, the County had its first full year of transportation expenses in 2025.

# REVENUES AND EXPENSES TREND ANALYSIS

Past Five Years

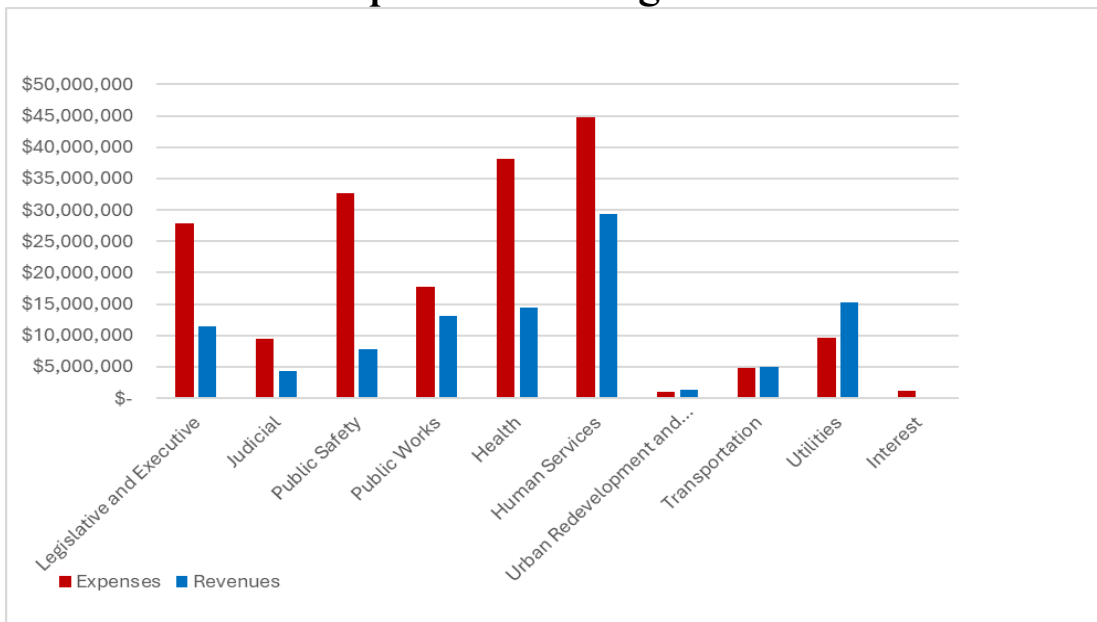


## COUNTY PROGRAM ACTIVITIES

This chart compares direct expenses and program revenues for each major function of the County. **Direct expenses** are specifically associated with a service, program, or department and therefore clearly identifiable to a particular function. **Program revenues** include (1) charges paid by the recipient of the goods or services and (2) grants, contributions, and interest that are restricted to meeting the operational or capital requirements of a particular program.

The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or else draws from the general revenues of the County. The County’s human services, health, public safety, and legislative and executive, expenses accounted for the majority of costs not covered by program revenues. Portions of the health and human services excess costs were funded with the County’s tax revenues. All of these excess costs were also partially funded with the County’s general revenues.

### Direct Expenses and Program Revenues



# FINANCIAL POSITION STATEMENT

The **Statement of Net Position**, traditionally known by many as the balance sheet, is designed to provide a picture of the major components of the primary government's financial position at the end of the year.

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
<b>Assets:</b>						
Current and Other Noncurrent Assets .....	\$ 303,511,167	\$ 294,877,148	\$ 52,417,437	\$ 47,761,315	\$ 355,928,604	\$ 342,638,463
Capital Assets .....	261,044,377	240,302,819	60,800,142	61,357,003	321,844,519	301,659,822
Total Assets .....	564,555,544	535,179,967	113,217,579	109,118,318	677,773,123	644,298,285
<b>Deferred Outflows of Resources:</b>						
Deferred Charge on Refunding .....	6,737	8,420	37,512	91,329	44,249	99,749
Asset Retirement Obligations .....	70,015	73,905	584,759	610,526	654,774	684,431
Pension .....	18,546,196	24,047,255	415,600	538,954	18,961,796	24,586,209
OPEB .....	301,856	2,331,740	5,584	52,550	307,440	2,384,290
Total Deferred Outflows of Resources .....	18,924,804	26,461,320	1,043,455	1,293,359	19,968,259	27,754,679
<b>Liabilities:</b>						
Current and Other Liabilities .....	13,055,387	16,307,349	1,655,079	2,012,699	14,710,466	18,320,048
Long-Term Liabilities:						
Due Within One Year .....	7,620,458	7,796,338	718,006	1,479,011	8,338,464	9,275,349
Net Pension Liability .....	72,145,369	75,530,774	1,618,964	1,692,624	73,764,333	77,223,398
Other Amounts Due In More Than One Year ....	39,970,343	40,927,160	6,678,755	7,259,608	46,649,098	48,186,768
Total Liabilities .....	132,791,557	140,561,621	10,670,804	12,443,942	143,462,361	153,005,563
<b>Deferred Inflows of Resources:</b>						
Property Taxes and Payment in Lieu of Taxes .....	60,651,937	54,509,356	-	-	60,651,937	54,509,356
Deferred Charge on Refunding .....	23,484	24,720	-	9,037	23,484	33,757
Leases .....	468,915	474,965	500,909	522,914	969,824	997,879
Pension .....	489,131	1,578,608	5,598	28,176	494,729	1,606,784
OPEB .....	1,409,773	1,527,232	30,772	33,134	1,440,545	1,560,366
Total Deferred Inflows of Resources .....	63,043,240	58,114,881	537,279	593,261	63,580,519	58,708,142
<b>Net Position:</b>						
Net Investment in Capital Assets .....	225,847,724	207,567,040	55,176,235	54,216,643	281,023,959	261,783,683
Restricted .....	135,154,285	132,911,386	653,858	77,006	135,808,143	132,988,392
Unrestricted .....	26,643,542	22,486,359	47,222,858	43,080,825	73,866,400	65,567,184
Total Net Position .....	\$ 387,645,551	\$ 362,964,785	\$ 103,052,951	\$ 97,374,474	\$ 490,698,502	\$ 460,339,259

**Assets** are those items owned by the County that will provide a benefit in the future.

**Current and Other Noncurrent** is the amount of physical cash held by the County and the amounts that are owed to the County and are expected to be paid over the course of the next twelve months.

**Capital Assets** represents furniture, equipment, vehicles, land, buildings, water/sewer lines, and road and bridge infrastructure that provide economic benefit greater than one year.

**Deferred Outflows of Resources** represent a consumption of net position that applies to a future period and will not be recognized as an outflow of resources until then.

**Deferred Charge on Refunding** results from the difference in the carrying value of refunded debt and its acquisition price.

**Asset Retirement Obligation** results from the difference in the asset retirement obligation liability and the amount that has been amortized over the life of the assets to date.

**Pension/OPEB** represents the differences between expected and actual experience and County contributions subsequent to the measurement date.

**Liabilities** are those items that the County owes to individuals, companies, other governments, and lenders.

**Current and Other Liabilities** are those payments that the County owes to individuals or companies who supply goods and services and to employees for salaries, associated benefits, and accrued leave.

**Long-Term Liabilities** are those payments that the County owes to lenders, individuals, companies, or amounts owed to other governments outside the County.

**Deferred Inflows of Resources** represent an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources until that time.

**Property Taxes** represent the amounts for which there is an enforceable legal claim as of December 31, 2025, but which were levied to finance 2026 operations.

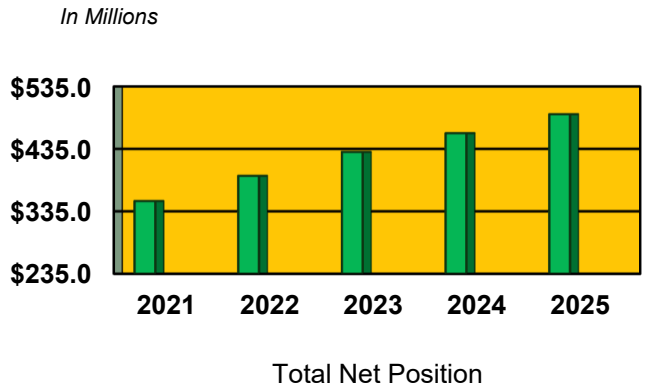
**Deferred Charge on Refunding** results from the difference in the carrying value of refunded debt and its acquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

**Leases** represents the amount owed to the County that will be received in a future period and will not be recognized until that time.

**Pension/OPEB** represents the differences between the projected and actual earnings on pension plan investments and change in proportionate share.

# TOTAL NET POSITION TREND ANALYSIS

Past Five Years



Net position is the difference between assets and liabilities and can serve as a useful indicator of the government’s financial position. During 2025, the net position of the County increased \$30.4 million. The application of GASB 68 and GASB 75 reporting for pension and OPEB liabilities (assets) has caused some fluctuations over the years. GASB 87, Leases, was implemented in 2022 which restated 2021. GASB statements 94, 96, and 99 were implemented in 2023, but had no change on prior year net position. GASB statements 100 and 101 were implemented in 2024, which decreased net position as of January 1, 2025. For more information, refer to the County’s Annual Comprehensive Financial Report and the Management’s Discussion and Analysis.

## SUMMARY OF CAPITAL ASSETS

Capital assets are defined as property and equipment owned by the County and purchased by each department as needed. This summary is the total dollar amount of governmental and business-type activity assets, net of depreciation/amortization, held by the County. Capital assets increased from \$301.7 million in 2024 to \$321.8 million in 2025, a net increase of \$20.2 million. The increase in governmental activities is primarily due to the current year construction in progress for projects related to buildings and improvements, improvements other than buildings, and infrastructure. Business-type activities capital assets showed a decrease from 2024 to 2025 due to depreciation/amortization exceeding current year additions.

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Land .....	\$ 7,611,845	\$ 7,611,845	\$ 3,669,826	\$ 3,669,826	\$ 11,281,671	\$ 11,281,671
Construction in Progress .....	32,651,051	11,432,464	1,474,521	3,498,738	34,125,572	14,931,202
Buildings and Improvements .....	66,970,716	68,975,945	8,437,041	9,179,770	75,407,757	78,155,715
Improvements Other Than						
Buildings .....	9,585,318	8,628,157	-	-	9,585,318	8,628,157
Equipment, Furniture, and Fixtures .....	5,922,366	5,443,350	167,785	204,440	6,090,151	5,647,790
Infrastructure .....	132,930,703	133,398,973	46,498,803	44,323,895	179,429,506	177,722,868
Vehicles .....	3,843,678	4,066,930	501,962	406,808	4,345,640	4,473,738
Intangible Right to Use - Lease						
Buildings, Equipment, and Vehicles ..	597,861	341,991	-	-	597,861	341,991
Intangible Right to Use -						
Subscription Software .....	930,839	403,164	50,204	73,526	981,043	476,690
Total Capital Assets, Net .....	<u>\$ 261,044,377</u>	<u>\$ 240,302,819</u>	<u>\$ 60,800,142</u>	<u>\$ 61,357,003</u>	<u>\$ 321,844,519</u>	<u>\$ 301,659,822</u>

# THE COUNTY'S DEBT INSTRUMENTS

As of December 31, 2025

The County employs the use of several different types of debt instruments for short and long-term financing. Fairfield County's bond credit rating is "Aa2" which demonstrates the County's very strong creditworthiness relative to other United States municipal or tax-exempt issuers or issues. The "Aa2" rating provides benefits to the County. It results in lower interest costs when issuing debt compared to entities with a less favorable bond credit rating. The rating also makes it easier for the County to obtain financing for the growth and expansion of its facilities.

**General Obligation Bonds** are long-term debt instruments that are repaid from the County's general revenue sources. They are backed by the full faith and credit of the County.

**Long-Term Loans** are debt instruments issued by the State of Ohio for a shared electronic document storage and retrieval system and various public works projects. The County's General Fund, Sewer Fund, and Water Fund, respectively, will repay the balances.

**Leases Payable** are contracts made by the County's departments for the leasing of building space and assets such as copiers. The departments pay for these contracts from their annual budgets.

**Subscriptions Payable** are agreements made by the County's departments for the use of subscription-based software from vendors. The departments pay for these contracts from their annual budgets.

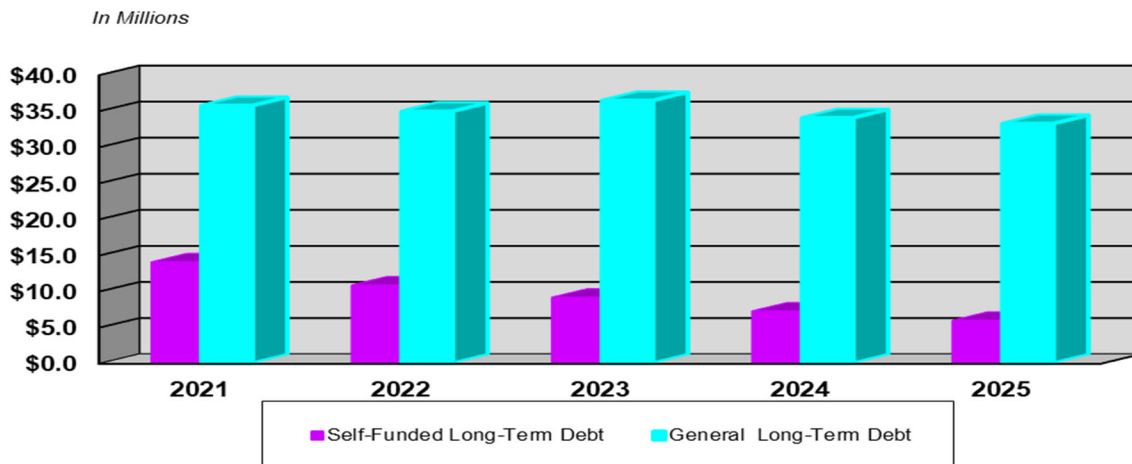
## SUMMARY OF DEBT OBLIGATIONS

For the Year Ended December 31, 2025

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
General Obligation Bonds....	\$ 31,633,863	\$ 33,308,135	\$ 4,490,898	\$ 5,543,026	\$ 36,124,761	\$ 38,851,161
Long-Term Loans.....	75,000	125,000	1,380,368	1,568,166	1,455,368	1,693,166
Leases Payable.....	597,861	341,991	-	-	597,861	341,991
Subscriptions Payable.....	853,351	300,880	50,204	73,526	903,555	374,406
	<u>\$ 33,160,075</u>	<u>\$ 34,076,006</u>	<u>\$ 5,921,470</u>	<u>\$ 7,184,718</u>	<u>\$ 39,081,545</u>	<u>\$ 41,260,724</u>

## DEBT OUTSTANDING TREND ANALYSIS

Past Five Years



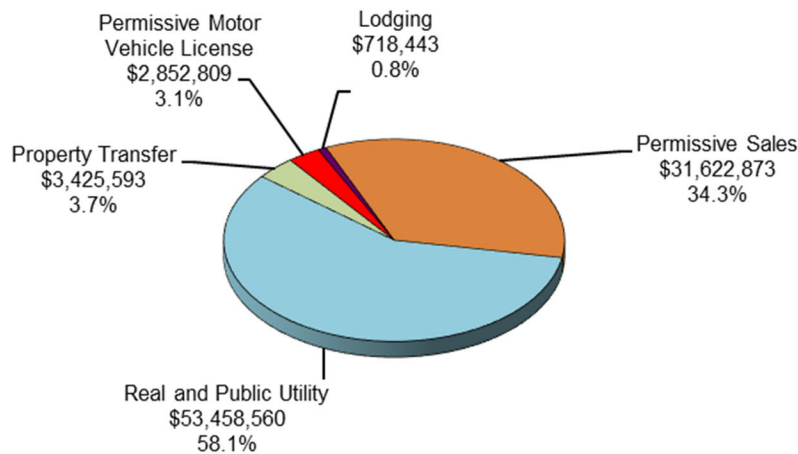
Self-Funded Long-Term Debt are debt obligations whose principal and interest are payable from revenue sources for which the debt was originally issued. Self-Funded Long-Term Debt at the end of 2025 was \$5,921,470. General Long-Term Debt at the end of 2025 was \$33,160,075.

# TAX REVENUES

During 2025, the County’s governmental activities received \$92 million in tax revenue and \$202.1 million in total revenues. Real estate and public utility property taxes account for approximately \$53.5 million or 26.4 percent, property transfer taxes approximately \$3.4 million or 1.7 percent, and lodging taxes approximately \$0.7 million or 0.4 percent for approximately \$57.6 million, or 28.5 percent, of total governmental revenues. Sales taxes, which are received from the State for vendor collections of the tax paid, provided approximately \$31.6 million, or 15.6 percent, of total governmental revenues. Permissive motor vehicle license taxes provided approximately \$2.9 million or 1.4 percent of total governmental revenues.

## Breakdown of Tax Collections in 2025

\$92,078,278

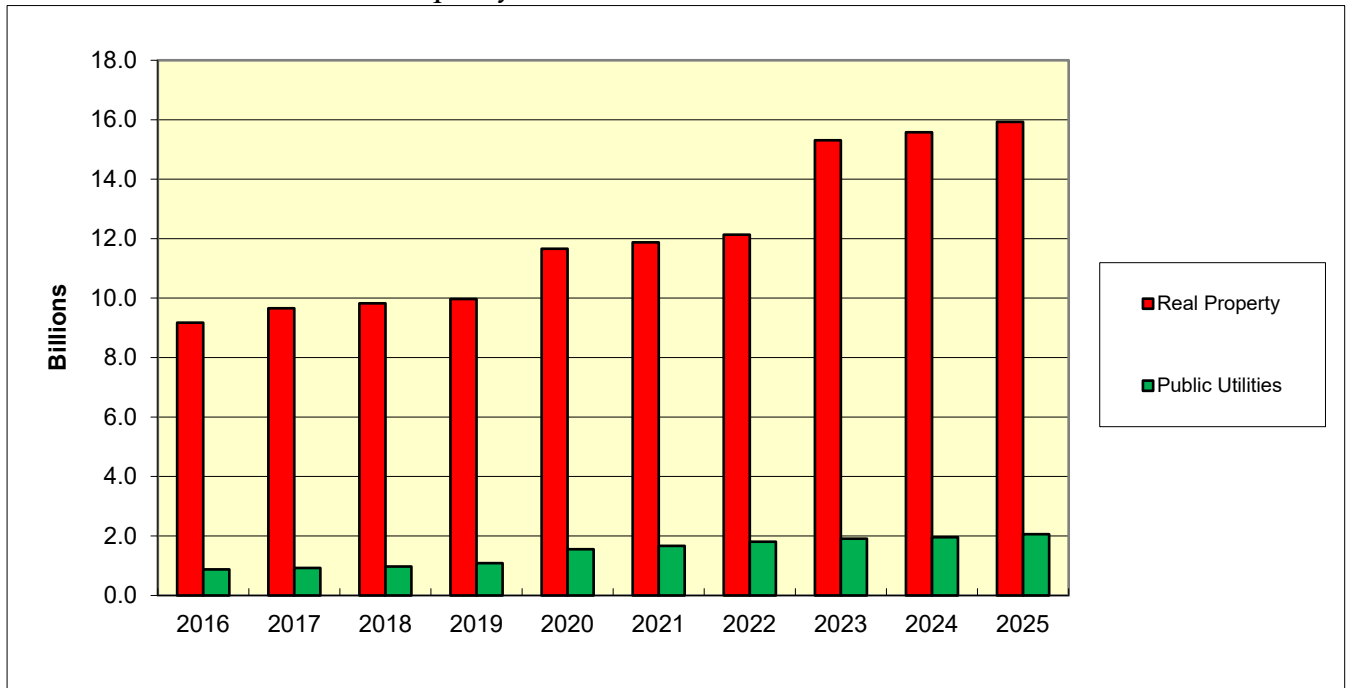


## Ten Largest Taxpayers in the County for 2025

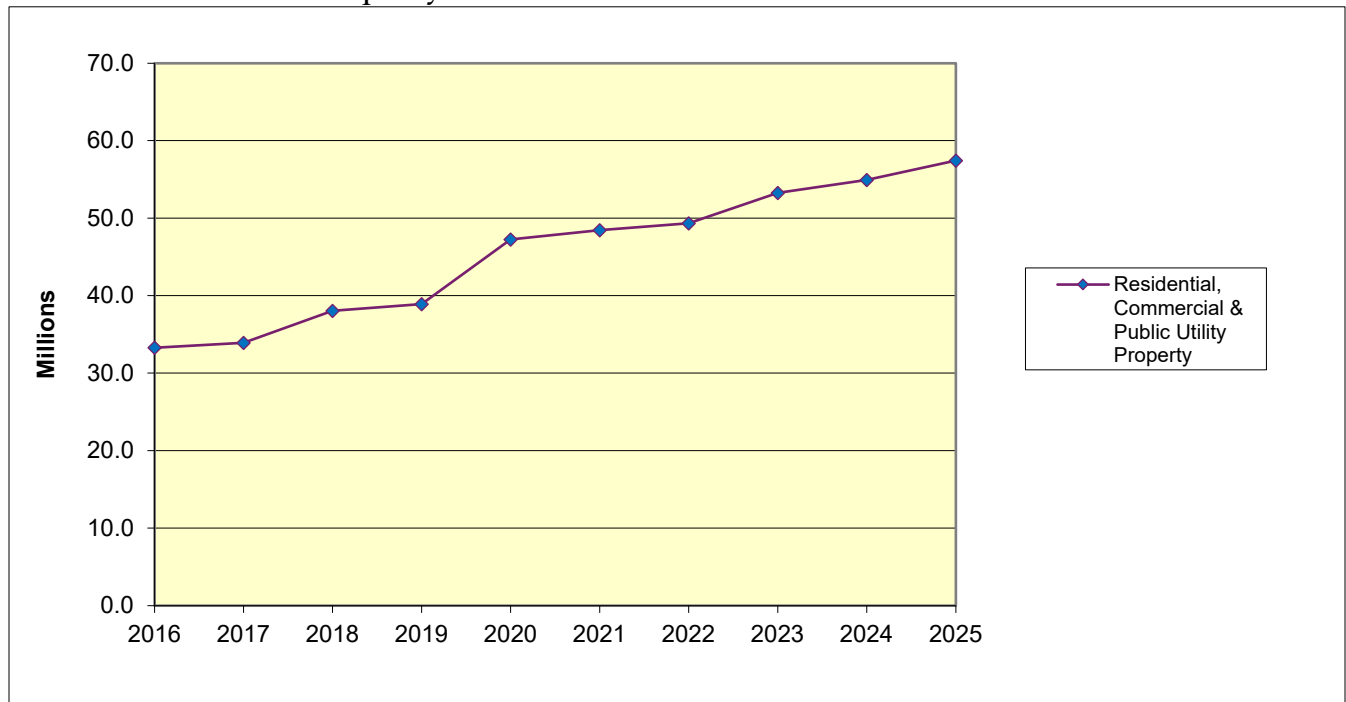
Enterprise	Nature of Business	Value To Be Taxed
Columbia Gas Transmission	Public Utility	\$ 230,432,050
Ohio Power Company	Public Utility	\$ 88,692,850
American Electric Power Ohio Transmission Company	Public Utility	\$ 70,027,070
South Central Power Company	Public Utility	\$ 46,225,050
Rockies Express Pipeline	Public Utility	\$ 39,298,540
Texas Eastern Transmission	Public Utility	\$ 18,207,560
Pickerington Owner 1, LLC	Developer	\$ 11,737,270
One Point Three, LLC	Developer	\$ 10,745,000
Columbia Gas of Ohio Inc.	Public Utility	\$ 10,172,000
Turnberry Holdings, LLC	Apartments	\$ 8,670,960

# PROPERTY VALUES AND TAX COLLECTIONS

## Property Values for the Last Ten Years



## Property Tax Collections for the Last Ten Years



GASB Statement No. 34 requires tax collections to be presented on the accrual basis of accounting, which recognizes revenue in the year for which the taxes are levied. The property tax collections chart reflects current tax collections and does not include homestead and rollback. Property tax collections increased during 2025 due to valuation increases for tax year 2024, collection year 2025, and increases in the housing market along with an increase in housing units within the County.

# A BRIEF HISTORY OF FAIRFIELD COUNTY



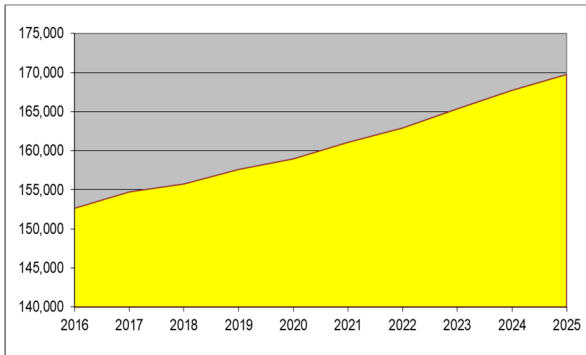
The County of Fairfield was created by proclamation of the Northwest Territory on December 9, 1800 (*three years before Ohio became a State*). Residents named the County after the area’s “fair fields.” The County encompasses thirteen townships, thirteen villages, and two cities with boundaries entirely within the County. Located in the south-central portion of Ohio, Fairfield County is adjacent to Licking, Perry, Hocking, Pickaway, and Franklin counties. The County is predominantly rural, with less than two percent of the County’s 504 square miles consisting of urban areas.

## PRINCIPAL EMPLOYERS

<u>Employer</u>	<u>Nature of Business</u>	<u>Number of Employees</u>	<u>Rank</u>	<u>Percentage of Total County Employment</u>
Fairfield Medical Center	Health Care-Hospital	1,904	1	2.34%
Ohio Health	Health Care	1,421	2	1.75%
Pickerington Schools	Public School	1,380	3	1.70%
Oneida (Anchor Hocking)	Manufacturing	1,005	4	1.24%
Fairfield County	Government	963	5	1.18%
Lancaster City Schools	Public School	885	6	1.09%
Kroger	Grocery	824	7	1.01%
NIFCO	Manufacturing	668	8	0.82%
Magna	Manufacturing	488	9	0.60%
City of Lancaster	Government	479	10	0.59%
<b>Total</b>		<b>10,017</b>		<b>12.32%</b>
<b>Total Employment Within County</b>		<b>81,300</b>		

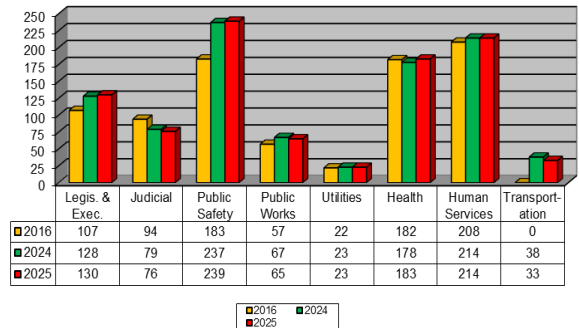
# FAIRFIELD COUNTY DEMOGRAPHIC INFORMATION

## COUNTY POPULATION



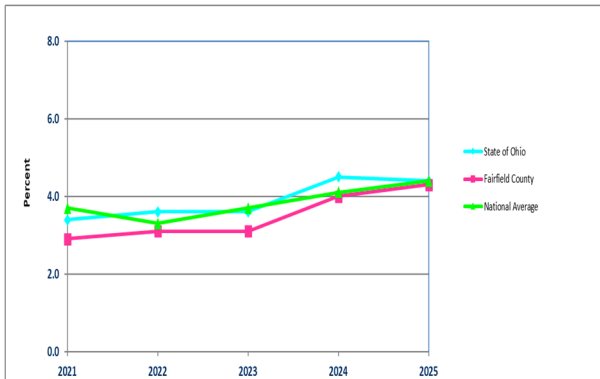
Information provided by The Ohio Department of Development from 2016 to 2025. According to the population estimates, 169,752 people reside within the County.

## COUNTY EMPLOYEE WORKFORCE



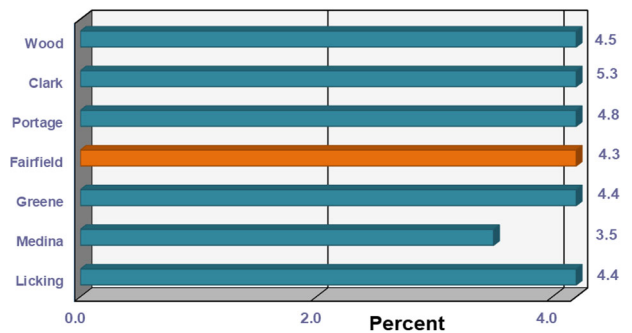
Employees above listed by Function of Government. These employees are paid from revenues in the governmental funds and in the enterprise funds.

## UNEMPLOYMENT RATE TREND



In 2025, the County's unemployment rate increased to 4.3 percent from 4.0 percent in 2024. The National average rate saw an increase from 4.1 percent in 2024 to 4.4 percent in 2025. The County's unemployment rates have continued to remain lower than both the State and National averages.

## COMPARABLE UNEMPLOYMENT RATES FOR 2024



Source: Office of Workforce Development, Bureau of Labor Market Information. In comparing Fairfield County's unemployment rate to other counties, Fairfield County remains stable and constant with most counties of similar size in the State.

## MAJOR GOALS AND ACCOMPLISHMENTS



Downtown revitalization moved forward with the redevelopment of the long-vacant Essex Building, now known as The Shumaker. Led by Urban Restorations in partnership with Dimler, the mixed-use project will bring new housing and commercial opportunities to the heart of the City of Lancaster. The Shumaker Apartments are slated to open in 2026, with efforts underway to attract first-floor retail and business tenants.



The opening of Johnson's Real Ice Cream (Johnson's) marked an important milestone in the ongoing transformation of downtown Pickerington. The City of Pickerington and Johnson's chose to restore a mid-century building, preserving its original character while giving it new life. The renovated space features modern architectural lines, expansive windows, and a timeless, retro-inspired design. A rooftop seating area, unique in the region, offers visitors a place to gather and enjoy downtown views, complemented by a covered patio and welcoming indoor seating.



Supported by an Ohio University STEM Career Navigation grant, more than 700 students completed the YouScience Assessment in 2025, with 126 identified as strong candidates for manufacturing career pathways. The Career Readiness Program also hosted a Career Expo connecting 294 students with 58 employers. In addition, a Career Signing Day recognized over 30 students committing to employment with eight local companies.



The Vantage Data Centers – OH2 Millersport Campus, located in Walnut Township and the Village of Millersport, is one of the largest economic development projects spanning 500 acres, which was annexed into the Village of Millersport for phased hyperscale data center construction. The project supports Vantage's expansion into the Midwest to meet rising demands for artificial intelligence, cloud computing, and enterprise-level digital infrastructure, with significant power capacity and on-site generation for high-density computing. Construction is expected to begin in late 2026, with initial operations targeted for 2027, representing a multibillion-dollar investment in the State.

# HOW TO CONTACT US

December 31, 2025

Fairfield County Website <https://www.co.fairfield.oh.us>



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## ELECTED OFFICIALS

### Board of Commissioners

Steven A. Davis ..... (740) 652-7090  
Jeff Fix ..... (740) 652-7090  
David Levacy ..... (740) 652-7090

### Auditor

Dr. Carri L. Brown. .... (740) 652-7020

### Clerk of Courts

Branden Meyer ..... (740) 652-7388

### Coroner

Dr. L. Brian Varney ..... (740) 652-2865

### Engineer

Jeremiah Upp ..... (740) 652-2300

### Prosecutor

R. Kyle Witt ..... (740) 652-7560

### Recorder

Lisa McKenzie ..... (740) 652-7100

### Sheriff

Alex Lape ..... (740) 652-7900

### Treasurer

James N. Bahnsen. .... (740) 652-7140

### Court of Common Pleas:

#### General

Judge Richard Berens ..... (740) 652-7422  
Judge David A. Trimmer ..... (740) 652-7423

### Court of Common Pleas:

#### Probate and Juvenile

Judge Terre L. Vandervoort ..... (740) 652-7485

### Court of Common Pleas:

#### Domestic Relations

Judge Laura Smith ..... (740) 652-7440

## PRINCIPAL APPOINTED OFFICIALS AND DEPARTMENT HEADS

### County Administrator

Aundrea Cordle ..... (740) 652-7090

### Deputy County Administrator

Jeff Porter ..... (740) 652-7895

### Board of Elections, Director

Jane Hanley ..... (740) 652-7000

### Facilities Operations, Manager

Jon Kochis ..... (740) 652-7961

### Dog Adoption Center and Shelter, Warden

Leighann Adams ..... (740) 687-3647

### Utilities, Director

Tony Vogel ..... (740) 652-7120

### Department of Job and Family Services, Director

Corey Clark ..... (740) 652-7890

### Alcohol, Drug Addiction and Mental Health Board, Director

Marcy Fields ..... (740) 654-0829

### Developmental Disabilities Board, Superintendent

David Uhl ..... (740) 652-7220

### Emergency Management, Director

Jon Kochis ..... (740) 652-7960

### Economic Development, Director

Richard Szabrak ..... (740) 652-7162

### Information Technology, Administrator

Daniel Neeley ..... (740) 652-7075

### Real Estate Assessment, Director

David Burgei ..... (740) 652-7055

### Financial Systems, Director

Beverly Hoskinson ..... (740) 652-7042

### Veteran Services Commission, Director

Justin Messinger ..... (740) 652-7920