



DEERFIELD TOWNSHIP, WARREN COUNTY, OHIO

POPULAR ANNUAL FINANCIAL REPORT

FOR YEAR ENDED DECEMBER 31, 2024

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DAN COREY
FISCAL OFFICER

MESSAGE FROM THE FISCAL OFFICER



DEAR CITIZENS OF DEERFIELD TOWNSHIP,

We are pleased to present the first Popular Annual Financial Report for Deerfield Township, covering the fiscal year ending December 31, 2024.

Deerfield Township, established in 1803, operates as a limited home rule form of government and is directed by a publicly elected three-member Board of Trustees. The Trustees are elected for overlapping four-year terms. The board has an elected Township Fiscal Officer and appoints the Township Administrator.

Deerfield Township provides the following services: police protection, fire and emergency medical services, road maintenance and repairs, parks and recreation, planning and zoning, economic development, and cemeteries.

This report offers an overview of the Township's financial position, policies, and our commitment to delivering responsive services and programs in a fiscally responsible manner.

Inside, you'll find details about the Township's revenue sources, expenditures, and the impact of the local economy on our overall financial status. Our goal is to provide you with a clear understanding of the financial aspects of your local government.

The financial information in this report is derived from the 2024 Annual Comprehensive Financial Report (ACFR). The ACFR's financial statements were prepared in accordance with Generally Accepted Accounting Principles (GAAP) and received an unqualified (clean) opinion from an independent auditing firm. The figures in the ACFR are based on accounting principles set by the Governmental Accounting Standards Board (GASB), ensuring the highest standards of financial disclosure and accountability.

Deerfield Township has received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for 13 consecutive years, recognizing our commitment to these standards.

While this Popular Annual Financial Report is based on the ACFR, it is presented in an abridged, unaudited, non-GAAP format. Citizens who wish to review the audited, GAAP-basis financial statements can access Deerfield Township's 2024 ACFR on the Township's website at [choosedeerfield.com](https://www.choosedeerfield.com).

The Board of Trustees and staff across the organization are proud to serve this community. We hope this report effectively communicates how we manage your tax dollars for the benefit of all.

Dan Corey, Fiscal Officer



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

**Deerfield Township
Ohio**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2023

Christopher P. Morrell

Executive Director/CEO

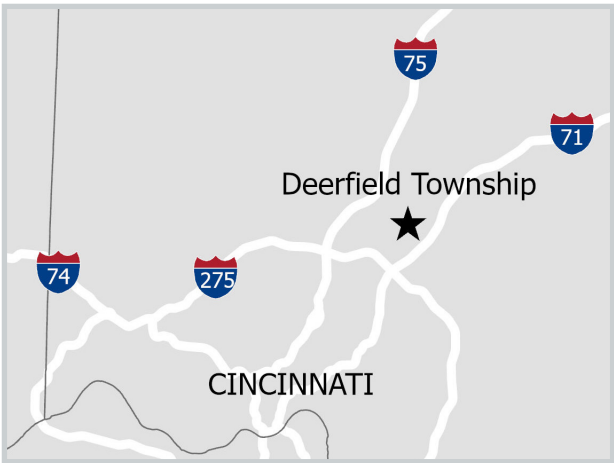
DEERFIELD TOWNSHIP AT A GLANCE

Deerfield Township, nestled in one of Ohio’s fastest-growing counties, is home to over 42,000 residents, establishing it as a prominent community within Warren County. Living here offers a wealth of advantages, including exceptional neighborhoods, award-winning public services, top-tier schools, appealing and well-kept parks, outstanding safety services, and a dynamic business environment, making it a sought-after destination for both individuals and companies.

Beyond its residential and business appeal, Deerfield boasts a vibrant blend of dining, shopping, and entertainment options for all. The Mason Montgomery Road corridor is anchored by Deerfield Towne Center, a regional shopping complex featuring upscale retail and diverse dining experiences. Deerfield Village Square offers a charming, pedestrian-friendly atmosphere with its 19th-century architectural design, housing a mix of offices, condominiums, and restaurants. Furthermore, The Shoppes of Deerfield North and South and Arbor Square Center provide a wide array of convenient local and regional shopping opportunities.

LOCATION

The township is located along the Interstate 71 corridor just north of Interstate 275; approximately 18 miles northeast of downtown Cincinnati and 29 miles from downtown Dayton. The region is positioned within 600 miles of approximately 50% of the United States population, purchasing power, and manufacturing firms.



2024 DEMOGRAPHICS



TOTAL POPULATION
42,868



BACHELOR’S
DEGREE OR HIGHER
50%



MEDIAN
HOUSEHOLD INCOME
\$119,269



MEDIAN HOME
VALUE
\$381,870

PRINCIPAL EMPLOYERS

| EMPLOYER | NATURE OF BUSINESS |
|--|---|
| ELEVANCE (ANTHEM BLUE CROSS BLUE SHIELD) | HEALTH INSURANCE |
| MACY’S CREDIT AND CUSTOMER SERVICE | FINANCIAL TRANSACTIONS PROCESSING |
| ATOS SOLUTIONS AND SERVICES | IT CLOUD BUSINESS, DIGITAL CONSULTING, CYBER SECURITY |
| CENGAGE LEARNING, INC. | EDUCATION |
| DOWN LITE INTERNATIONAL | TEXTILE PRODUCT MILLS |
| EVERSANA | HEALTHCARE |



GOVERNMENT FUND ACCOUNTING

In public finance, accountability and transparency are key. Government entities manage taxpayer money, which is entrusted to them to provide essential services and carry out public projects. To ensure these resources are used correctly and in line with legal and budgetary requirements, a specialized accounting system called government fund accounting is used.

Government fund accounting is a system that state and local governments use to track and report financial resources that are set aside for specific purposes or activities. This system emphasizes accountability and compliance.

The Township uses approximately 25 separate funds, which are categorized into three main types:

- Governmental funds
- Proprietary funds
- Fiduciary funds

Governmental funds include the Township’s primary operating funds, such as the General Fund, which is the chief operating fund. Proprietary funds are used for government business-type activities, like the separate fund set up for cemetery operations. Fiduciary funds account for assets the government holds in a trustee capacity. This means the government acts as a custodian and cannot use these resources for its own programs. For example, cemetery bequest funds are established specifically for the care and maintenance of graves.

This report will focus on the Township’s governmental funds, as they account for most of its operating and capital activities.

REVENUES - GOVERNMENTAL ACTIVITIES

The funding the Township receives to provide services to its residents and businesses comes from various sources. The charts below summarize the Statement of Revenues, Expenditures, and Changes in Fund Balance. The township experienced an increase in total revenues from \$31,198,827 in 2023 to \$35,575,345 in 2024, representing a growth of approximately 14.03%. This indicates a healthy financial position and successful revenue generation strategies.

Property and Other Taxes remain the largest revenue source for the township, increasing from \$20,940,239 in 2023 to \$21,770,461 in 2024 (a 3.96% increase). This suggests continued stability in the local tax base.

The Intergovernmental category saw the most substantial percentage growth, jumping from \$5,275,728 in 2023 to \$8,200,700 in 2024 (a 55.43% increase). This significant rise is due to increased grants from state and federal sources.

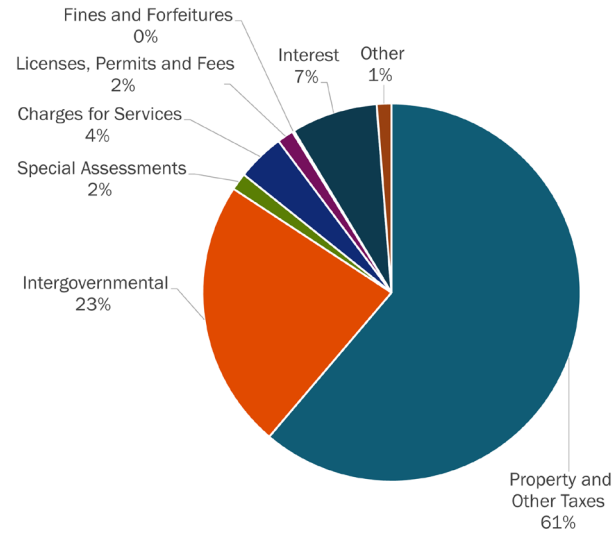
The overall positive trend in most revenue categories suggests a generally healthy economic environment within the township, leading to increased business activity and potentially higher demand for services.

It is important for residents to note that Deerfield Township does not collect more revenue on voted levies when property values increase. This policy helps manage the tax burden on residents.

REVENUES - GOVERNMENTAL ACTIVITIES

In conclusion, Deerfield Township's revenue performance in 2024 demonstrates a strong financial foundation. This success is largely driven by a significant boost in intergovernmental funding and consistent performance from other revenue streams while maintaining a commitment to fiscal responsibility and taxpayer value. This positive trend positions the Township effectively for future financial planning and continued high-quality service delivery.

2024 REVENUES



| REVENUE TYPE | 2024 | 2023 | 2022 |
|----------------------------|---------------|---------------|---------------|
| PROPERTY AND OTHER TAXES | \$ 21,770,461 | \$ 20,940,239 | \$ 20,242,914 |
| INTERGOVERNMENTAL | \$ 8,200,700 | \$ 5,275,728 | \$ 7,481,683 |
| SPECIAL ASSESSMENTS | \$ 526,194 | \$ 478,208 | \$ 480,292 |
| CHARGES FOR SERVICES | \$ 1,448,615 | \$ 1,366,520 | \$ 1,471,429 |
| LICENSES, PERMITS AND FEES | \$ 499,285 | \$ 428,790 | \$ 576,412 |
| FINES AND FORFEITURES | \$ 55,440 | \$ 50,820 | \$ 41,480 |
| INTEREST | \$ 2,627,199 | \$ 2,509,483 | \$ (193,892) |
| OTHER | \$ 447,451 | \$ 149,039 | \$ 370,955 |
| TOTAL REVENUES | \$ 35,575,345 | \$ 31,198,827 | \$ 30,471,633 |

EXPENDITURES - GOVERNMENTAL ACTIVITIES

The township's total expenditures decreased from \$33,467,273 in 2023 to \$32,288,891 in 2024, representing a reduction of approximately 3.52%. This indicates successful cost management.

General Government expenditures increased from \$3,249,013 in 2023 to \$3,510,111 in 2024, an increase of approximately 8.04%. This increase reflects administrative costs, infrastructure investments, and inflation.

Public Safety continues to be Deerfield Township's largest expenditure category. Spending in this area saw a notable increase of approximately 4.56%, rising from \$16,246,213 in 2023 to \$16,986,247 in 2024. This increase reflects the Township's ongoing commitment and investment in essential police, fire, and EMS services. A key contributor to this enhancement was the addition of Fire Station 59 in the Northwest part of the Township, further strengthening public safety capabilities.

Public Works experienced the most significant decrease in spending, dropping from \$11,170,448 in 2023 to \$8,981,993 in 2024, a reduction of approximately 19.59%. This substantial reduction was due to the completion of Kings Mills Phase II in 2023.

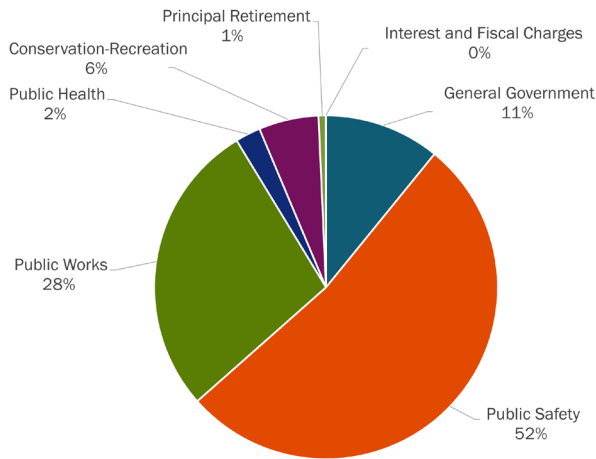
Conservation-Recreation decreased slightly from \$1,863,572 in 2023 to \$1,818,146 in 2024, a reduction of approximately 2.44%. Reflecting minor adjustments in park maintenance and program offerings.

While there were increases in General Government and Public Safety, these were more than offset by the significant reduction in Public Works spending, leading to a net decrease in total expenditures.

In conclusion, the township's expenditure chart for 2024 demonstrates a shift in spending priorities, most notably a substantial decrease in Public Works outlays, which led to an overall reduction in total expenditures. The township maintained or increased spending in critical areas like Public Safety, General Government, and Public Health, suggesting a strategic and balanced approach to financial management.

EXPENDITURES - GOVERNMENTAL ACTIVITIES

2024 EXPENDITURES



| EXPENDITURE TYPE | 2024 | 2023 | 2022 |
|-----------------------------|---------------|---------------|---------------|
| GENERAL GOVERNMENT | \$ 3,510,111 | \$ 3,249,013 | \$ 4,315,709 |
| PUBLIC SAFETY | \$ 16,986,247 | \$ 16,246,213 | \$ 15,441,830 |
| PUBLIC WORKS | \$ 8,981,993 | \$ 11,170,448 | \$ 6,666,745 |
| PUBLIC HEALTH | \$ 766,636 | \$ 717,776 | \$ 671,111 |
| CONSERVATION - RECREATION | \$ 1,818,146 | \$ 1,863,572 | \$ 4,389,923 |
| PRINCIPAL RETIREMENT | \$ 220,384 | \$ 209,516 | \$ 201,241 |
| INTEREST AND FISCAL CHARGES | \$ 5,374 | \$ 10,735 | \$ 15,844 |
| TOTAL EXPENSES | \$ 32,288,891 | \$ 33,467,273 | \$ 31,702,403 |

PROPERTY TAX

Property tax is based on the amount charged per \$1,000 worth of taxable property value, also known as 'millage.' Amounts collected for levies, other than general operating levies, must be used for those specific purposes. The County Treasurer's office collects the property taxes, and the County Auditor's office distributes those revenues to the appropriate jurisdiction.

In Ohio, the assessed value of real property (the value used for tax calculations) is 35% of its estimated true market value. Property assessments are conducted annually.

Deerfield Township collects property taxes through two categories:

- Inside millage does not require a public vote and is capped at 10 mills by Ohio law. Deerfield Township currently uses 0.86 mills for general operations and 1.44 mills for Road and Bridge maintenance, totaling 2.30 mills.
- Outside millage must be approved by voters. The Township's total outside millage is 11.80 mills, with 6.80 mills dedicated to Fire operations, 4.00 mills to Police operations, and 1.00 mill to Parks and Recreation.

It is important to note that Deerfield Township receives only a small portion of the total property taxes paid by its residents. The majority of these taxes go to support local school districts and various levies imposed by Warren County.

Despite receiving a smaller share, property taxes remain Deerfield Township's most significant and stable source of revenue, accounting for approximately 85% of its total revenues.

Property Tax Allocation



Mason City Schools, \$75.50

Deerfield Township, \$12.39

Warren County, \$6.84

Warren County Career Center, \$3.95

Special Districts, \$1.32

The example above provides an allocation for every \$100 in property taxes paid on a home in Deerfield Township for Tax Year 2024 (collection year 2025).



ROAD AND BRIDGE - CAPITAL IMPROVEMENTS

Deerfield Township, a populous and growing community in Warren County, Ohio, continuously invests in its infrastructure through a comprehensive Capital Improvement Plan (CIP). This strategic framework guides projects aimed at enhancing the quality of life for residents and supporting continued development.

A significant focus of Deerfield’s CIP is transportation, including road resurfacing and improvements to key intersections, often in partnership with the Warren County Engineer’s Office and the Deerfield Regional Stormwater District. Funding for these improvements is a multifaceted effort, leveraging local township funds, and actively pursuing state and federal grants, such as those from the Ohio Public Works Commission (OPWC), to maximize investment and minimize local burden. The CIP is a dynamic plan, continually evaluated and updated to meet the evolving needs of the community.

STREETSCAPE ENHANCEMENT

Phase I of the Streetscape Enhancement Project was completed in 2024. This project, aimed at beautifying and revitalizing the area, included pollinator-friendly landscaping. These enhancements have elevated the aesthetic appeal of the area and created a more welcoming and vibrant environment for residents, businesses, and visitors.

SHARED-USE PATHWAYS

Deerfield Township celebrated a significant stride in pedestrian infrastructure in 2024 with the completion of two new pathways designed to enhance walkability and safety. A key addition connects Mason Montgomery Road to Duke Boulevard, a project successfully completed with the support of \$750,000 in grant funding from the Ohio-Kentucky-Indiana Regional Council of Governments (OKI). A second crucial pathway now provides a safe and convenient route for pedestrians traversing the I-71 bridge, directly linking them to the amenities of Kingswood Park. These new pathways are expected to encourage active transportation and improve access to local destinations.

KINGS MILLS IMPROVEMENT PROJECT

The Kings Mills Improvement Project in Deerfield Township made steady progress in 2024. Phase III, focusing on Maple Street, Oak Street, and a section of Church Street, was successfully completed in late summer 2024, allowing the final Phase IV to begin ahead of schedule. Phase IV, the last stage of this significant infrastructure project, encompassed Walnut Street and the remaining portion of Church Street. As in previous phases, this phase included vital improvements such as roadway widening, water main replacements, new curbs, and sidewalks. The Kings Mills Improvement Project has delivered comprehensive upgrades to the hamlet’s infrastructure, enhancing the quality of life for residents and supporting future development in the area. In total, the Township received \$2.8 million dollars in OPWC grant funding.



OHIO PUBLIC WORKS
COMMISSION (OPWC)
TOTAL GRANT

\$2,800,000

PLANNING AND ZONING

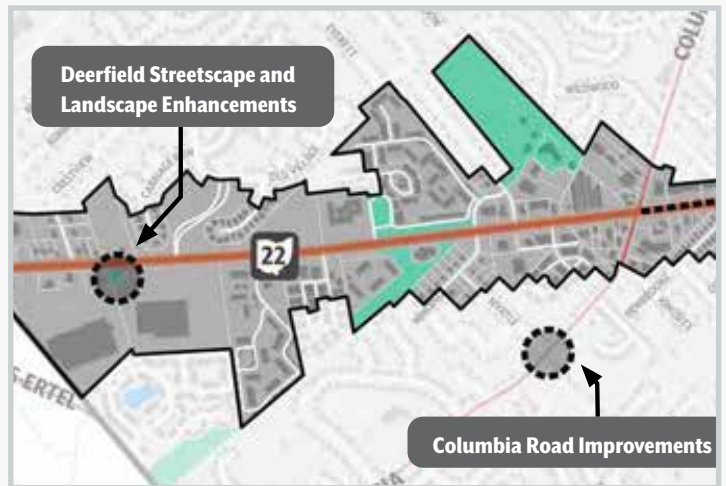
ROUTE 22 & 3 CORRIDOR PLAN

Deerfield Township is moving forward with the adoption of its Route 22 & 3 Corridor Plan, focusing on a 3.2-mile stretch from Fields-Ertel Road to the Little Miami River. This comprehensive plan aims to guide future development within a 500-foot buffer of the roadway.

Community engagement played a vital role, with public input critical in developing responsive goals and strategies. The plan's vision is clear: "Route 22 & 3 will be beautiful, connected, and vibrant."

Key aspects of the plan include:

- Recommendations and strategies for specific focus areas along the corridor.
- In-depth research and analysis of existing land uses, development patterns, public spaces, and natural features.



This initiative represents a strategic step towards enhancing the corridor's functionality, aesthetics, and economic vitality for the community.

ECONOMIC DEVELOPMENT

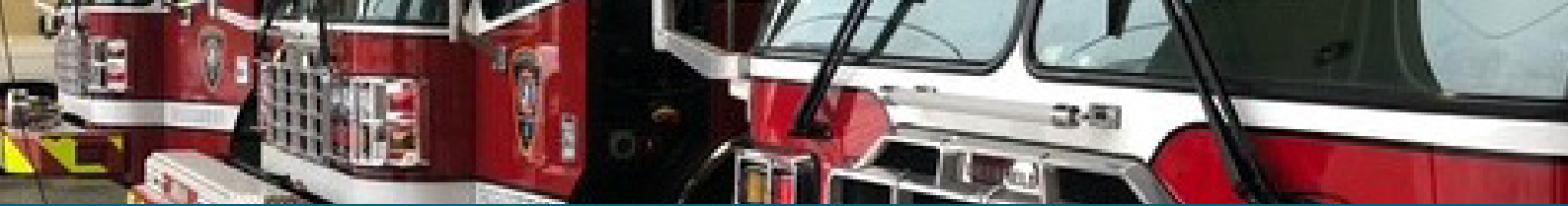
Deerfield Township continues to be an economic driver for Warren County and Southwest Ohio. At the end of 2024, more than \$220 million in new investment was underway or nearing completion. These successful projects will create revenue for Deerfield Township, enhancing its financial position and improving our ability to provide first-class services to residents and businesses alike.

The District at Deerfield is a 28-acre mixed-use development located on the south side of Parkway Drive between Mason-Montgomery Road and Wilkens Boulevard. This impressive project will be completed by the fourth quarter of 2025. Some of the more popular names in restaurant and entertainment are coming to The District including 50 West, the Eagle, PINS Mechanical, Bakersfield, Craft Kitchen, and Jennie's Ice Cream.

A second major development on Tylersville Road is also nearing completion. Pimlico Pointe is a 25-acre mixed-use development that includes forty-one one-story ranches, twenty single-family detached buildings, 184 residential units in two-story buildings, a clubhouse, and four commercial parcels.

In 2024, the Deerfield Towne Center added several new tenants. First Watch demolished a vacant building and built a new restaurant on the same site, bringing an underperforming property back to its highest and best use. J. Crew, Ashley Furniture, Morris Sleep Shop, and industry leader Nordstrom Rack joined the tenant mix. These additions strengthened the Towne Center as a retail destination in Southwest Ohio.

Other new additions to our business community in 2024 include Stock Yards Bank and Trust, Poke 96 Restaurant, and Revelance. The latter is a unique entrepreneurial center complete with a coworking area, office spaces for growing companies, an event center, and a commercial-grade test kitchen.



DEERFIELD TOWNSHIP FIRE RESCUE

Deerfield Township Fire Rescue (DTFR) has proudly served the residents of Deerfield Township, Ohio since 1998, following its transition to an independent fire department after the dissolution of the Mason-Deerfield Joint Fire District. DTFR operates as a fully career department, staffed by a combination of full-time and part-time personnel dedicated to delivery of high-quality, all hazards emergency services.

The department adheres to a traditional rank structure, consisting of a Fire Chief, Assistant Chief, three Deputy Chiefs, a Fire Prevention Captain, an EMS Lieutenant, a full-time apparatus mechanic, four shift/station Captains, eight shift Lieutenants, 48 full-time firefighter/paramedics, and two part-time firefighter/paramedic/EMTs. Deerfield Township Fire Rescue operates on a three-platoon schedule, with each shift working a 24-hour tour of duty followed by 48 hours off.

Deerfield Fire Rescue responds to emergencies from four strategically located fire stations, ensuring rapid and effective service delivery across the township. Each shift is led by an on-duty Deputy Chief and staffed with up to 20 firefighter/paramedics. In 2024, the department responded to 5,056 emergency incidents, reflecting its critical role in protecting lives and property throughout the community.

SERVICES PROVIDED

Advanced Life Support
(ALS) and Emergency
Medical Transport

Structural and
Wildland Fire
Suppression

Technical Rescue
Operations (including
water, rope, and
confined space)

Hazardous Materials
Mitigation

COMMITMENT TO SERVICE

Deerfield’s four fire stations are strategically distributed across the township to ensure efficient coverage and rapid response to all areas. This geographic alignment, combined with highly trained personnel and modern equipment, supports the department’s mission of delivering professional, responsive, and compassionate service to the residents and visitors of Deerfield Township.

CALL VOLUME



FIRE
2,013



EMS
3,043



TOTAL CALL
VOLUME
5,056

MUTUAL AID RUNS





WARREN COUNTY SHERIFF - DEERFIELD POST

The Warren County Sheriff's Office Deerfield Post is a vital and active force within the township's 16 square miles. Its dedicated team of 18 deputies and six supervisors work tirelessly to ensure the safety and well-being of the community. The per capita cost for operating the Sheriff's Post is \$129. This contract with the Warren County Sheriff's Office offers a highly efficient policing and public safety solution for Deerfield Township residents.

Their commitment is clearly reflected in their workload; in 2024, the Deerfield Township Post responded to an impressive 43,061 service calls. This high volume of calls demonstrates the constant need for their presence and the wide range of situations they address daily.

At the core of their operations is a mission statement: "We seek out those in need and strive to help." This guiding principle reflects the comprehensive approach taken by the Warren County Sheriff's Office, extending beyond traditional policing to encompass a commitment to community support.

The Post handles all aspects of law enforcement, from enforcing state laws and local ordinances to conducting patrols and emergency responses. It also leads criminal investigations, gathers evidence, and collaborates with other agencies to solve crimes. The Post's significant presence, high volume of service calls, and commitment to its mission statement demonstrate its vital role in creating a safe and supportive environment for everyone in Deerfield Township.

PUBLIC SAFETY WITH K9 FLEX

Deputy Hawthorne, a nearly 17-year veteran of law enforcement and five years with the Warren County Sheriff's Office, has realized a lifelong dream: becoming a K9 handler. Inspired by a mentor, he's partnered with K9 Flex, a 16-month-old purebred German Shepherd from Hungary.

Deerfield Township purchased K9 Flex from Vohne Liche Kennels in Indiana. Their intensive training began in August 2024 and concluded with graduation in November 2024. The State of Ohio certified K9 Flex as a dual-purpose patrol canine skilled in tracking and narcotics detection.



Deputy Hawthorne and K9 Flex will primarily serve Deerfield Township but will also be available to assist other communities as needed. K9 Flex is also eager to meet the community at future Deerfield Township events.

The acquisition of K9 Flex was made possible by funding and support from the Deerfield Township Trustees, along with a generous \$10,000 donation from the AKC Reunite Adopt a K9 Cop Grant, sponsored by the Dayton Kennel Club and the American Kennel Club. This new team represents a significant enhancement to public safety in Warren County.



DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

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DEERFIELD TOWNSHIP 2024 PAFR

