MARAUDER DEVEOPMENT LLC
GREENE COUNTY
REGULAR AUDIT
FOR THE YEARS ENDED AUGUST 31, 2023 AND 2022

OHIO AUDITOR OF STATE
KEITH FABER

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Columbus, Ohio 43215
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800-282-0370

Governing Board
Marauder Development, LLC
P.O. Box 1004
1400 Brush Row Road
Wilberforce, Ohio 45384

We have reviewed the *Independent Auditor's Report* of Marauder Development, LLC, Greene County, prepared by Crowe LLP, for the audit period September 1, 2022 through August 31, 2023. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. Marauder Development, LLC is responsible for compliance with these laws and regulations.

KEITH FABER
Ohio Auditor of State

Tiffany L Ridenbaugh

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

July 07, 2026

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MARAUDER DEVELOPMENT, LLC
(a wholly owned subsidiary of Central
State University Foundation)
Wilberforce, Ohio

FINANCIAL STATEMENTS
August 31, 2023 and 2022

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MARAUDER DEVELOMENT, LLC
Wilberforce, Ohio

FINANCIAL STATEMENTS
August 31, 2023 and 2022

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Crowe LLP
Independent Member Crowe Global

INDEPENDENT AUDITOR'S REPORT

Board of Trustees and Management
Marauder Development, LLC
Wilberforce, Ohio

Report on the Audit of the Financial Statements

Unmodified Opinion on the 2022 Financial Statements

We have audited the financial statements of Marauder Development, LLC (Marauder), a wholly owned subsidiary of Central State University Foundation, which comprise the balance sheet as of August 31, 2022, and the related statements of operations and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion the accompanying financial statements present fairly, in all material respects, the financial position of Marauder as of August 31, 2022, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Disclaimer of Opinion on the 2023 Financial Statements

We were engaged to audit the financial statements of Marauder, a wholly owned subsidiary of Central State University Foundation, which comprise the balance sheet as of August 31, 2023, and the related statements of operations and cash flows for the year then ended, and the related notes to the financial statements.

We do not express an opinion on the accompanying financial statements of Marauder. Because of the significance of the matters described in the Basis for Disclaimer of Opinion section of our report, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these financial statements.

Basis for Opinion on the 2022 Financial Statements

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Marauder and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion for the fiscal year ended August 31, 2022.

(Continued)

Basis for Disclaimer of Opinion on the 2023 Financial Statements

We were not provided with a signed management representation letter for the fiscal year ended August 31, 2023. As a result, we were unable to obtain confirmation of management's responsibility for the preparation and fair presentation of the financial statements and related representations regarding the completeness and accuracy of information provided to us, including matters involving fraud, compliance with laws and regulations, related-party transactions, commitments and contingencies, and subsequent events. We also were unable to obtain supporting documentation for the operating expenses and were unable to satisfy ourselves by other auditing procedures concerning the operating expenses for the year ending August 31, 2023, which is stated in the statement of operations at $1,099,244. As a result of these matters, we were unable to determine whether any adjustments might have been necessary to the financial statements and more specifically with respect to the recorded or unrecorded expenses on the statement of operations and receivable and payable from Central State University on the balance sheet.

Emphasis of Matter

As discussed in Note 5 to the financial statements, Marauder has ceased operations as of December 20, 2023. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Marauder's ability to continue as a going concern for one year from the date the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the 2022 Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Marauder's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

(Continued)

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Marauder's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Auditor's Responsibilities for the Audit of the 2023 Financial Statements

Our responsibility is to conduct an audit of Marauder's financial statements in accordance with auditing standards generally accepted in the United States of America and to issue an auditor's report. However, because of the matters described in the Basis for Disclaimer of Opinion on the 2023 Financial Statements section of our report, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these financial statements.

We are required to be independent of Marauder and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 13, 2026 on our consideration of the Marauder's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Marauder's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Marauder's internal control over financial reporting and compliance.

Crowe LLP

Crowe LLP

Columbus, Ohio
January 13, 2026

MARAUDER DEVELOPMENT, LLC
BALANCE SHEETS
August 31, 2023 and 2022

	2023	2022
ASSETS		
Current Assets		
Cash and cash equivalents	$ 455,219	$ 1,213,373
Receivable from the University	1,652,535	102,000
Prepaid expenses	2,250	2,025
Total current assets	2,110,004	1,317,398
Restricted cash and cash equivalents	2,705,381	2,791,069
Capital assets-net	7,735,839	8,133,973
Total assets	$ 12,551,224	$ 12,242,440
LIABILITIES AND MEMBER'S CAPITAL		
Current Liabilities		
Management fees payable	$ 50,608	$ 1,475
Trustee fees payable	2,700	2,700
Payable to the University	262,583	310,079
Interest payable	232,738	259,041
Current portion of long-term debt	775,000	730,000
Total current liabilities	1,323,629	1,303,295
Long-term debt, net of unamortized financing costs of $377,865 and $464,668 for 2023 and 2022, respectively	7,793,648	8,737,851
Member's capital	3,433,947	2,201,294
Total liabilities and excess in member's capital	$ 12,551,224	$ 12,242,440

See accompanying notes to financial statements.

MARAUDER DEVELOPMENT, LLC
STATEMENTS OF OPERATIONS
Years ended August 31, 2023 and 2022

	2023	2022
REVENUES		
Rental revenues	$ 3,413,483	$ 3,486,069
Interest income	121,753	33,364
Total revenues	3,535,236	3,519,433
EXPENSES		
Management fees	238,932	244,025
Operating expenses	1,099,244	1,667,214
Depreciation and amortization expense	484,939	490,368
Interest expense	479,468	532,919
Total expenses	2,302,583	2,934,526
Net income (loss)	1,232,653	584,907
Member's Capital - Beginning of year	2,201,294	1,616,387
Member's Capital - End of year	$ 3,433,947	$ 2,201,294

See accompanying notes to financial statements.

MARAUDER DEVELOPMENT, LLC
STATEMENTS OF CASH FLOWS
Years ended August 31, 2023 and 2022

	2023	2022
Cash Flows from Operating Activities		
Net income (loss)	$ 1,232,653	$ 584,907
Adjustments to reconcile net income (loss) to net cash from operating activities		
Depreciation	398,134	398,133
Amortization of issuance costs	86,802	92,235
Amortization of bond discount	13,995	14,837
Increase/decrease in assets/liabilities		
Prepaid expenses	(225)	4,867
Receivable from the University	(1,550,535)	(102,000)
Management fees payable	49,133	(181,722)
Trustee fees payable	-	2,700
Payable from the University	(47,496)	(163,733)
Accrued interest payable	(26,303)	(28,746)
Net cash provided by operating activities	156,158	621,478
Cash Flows from Financing Activities		
Repayment of bonds payable	(1,000,000)	(1,080,000)
Net Increase (Decrease) in Cash and Cash Equivalents	(843,842)	(458,522)
Cash and Cash Equivalents - Beginning of year	4,004,442	4,462,964
Cash and Cash Equivalents - End of year	$ 3,160,600	$ 4,004,442
Supplemental disclosures of cash flow information		
Cash paid during the year for interest	$ 491,778	$ 546,828

See accompanying notes to financial statements.

NOTE 1 - NATURE OF ENTITY AND SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Marauder Development, LLC (Marauder) have been prepared on the accrual basis of accounting. The following significant accounting policies are described below to enhance the usefulness of the financial statements to the reader. Marauder is a wholly owned subsidiary of Central State University Foundation (the "Foundation"), which was formed for the construction and financing of the Central State University Housing Project. Marauder has entered into a 40-year lease agreement with Central State University (the "University") for land upon which student housing was constructed for use by the University. Marauder also has entered into an agreement with the University for the management of the housing project, for which it pays a fee of 7% of gross rental receipts.

Cash and Cash Equivalents: Marauder considers all demand bank deposits as cash. Marauder considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents.

Marauder maintains commercial checking and savings accounts in several financial institutions. These accounts are guaranteed by the Federal Deposit Insurance Corporation (FDIC) up to $250,000. As of August 31, 2023 and 2022, amounts held in financial institutions that exceeded insured limits were approximately $1,300,000 and $1,865,000, respectively.

Restricted Cash and Cash Equivalents: Restricted assets represent various bond trust account balances established in accordance with bond legislation for specific purposes.

Capital Assets: Capital assets include the building and furniture related to the construction of the student housing project. Capital assets are defined as assets with an initial, individual cost of more than $1,000 and an estimated useful life in excess of three years. Depreciation is computed on the straight-line basis over the following estimated useful lives:

Description	Years
Building	40
Building improvements	15
Furniture	7

Impairment or Disposal of Long-lived Assets: Marauder reviews the recoverability of long-lived assets, including buildings and equipment, and other assets, when events or changes in circumstances occur that indicate that the carrying value of the asset may not be recoverable. The assessment of possible impairment is based on the ability to recover the carrying value of the asset from the expected future pretax cash flows (undiscounted and without interest charges) of the related operations. If these cash flows are less than the carrying value of such asset, an impairment loss is recognized for the difference between estimated fair value and carrying value. The measurement of impairment requires management to make estimates of these cash flows related to long-lived assets, as well as other fair value determinations. There was no impairment recorded for the years ended August 31, 2023 and 2022.

Financing Costs: The unamortized financing costs include consulting fees, attorney's fees and other fees incurred in connection with the bond obligations. These costs are netted against the long-term debt balance and are amortized on the interest method over the lives of the bonds and are included as amortization expense. The balance at August 31, 2023 and 2022 was $377,865 and $464,668, respectively. Accumulated amortization at August 31, 2023 and 2022 was $1,937,304 and $1,850,501, respectively.

(Continued)

NOTE 1 - NATURE OF ENTITY AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Recognition of Revenue: Rental revenue is derived from leasing housing facilities (which were constructed and financed by Marauder as noted previously) to Central State University on behalf of their students. Rental revenue was recognized based on occupancy for the year ended August 31, 2022. For the year ended August 31, 2023 rental revenue was recorded based on collection of receipts for the Fall 2022 and Spring 2023 semesters.

Surplus Expense: The agreement with the University requires that the year-end balance in the surplus account held by the trustee, less applicable amounts for management fees that have not been funded to the management fee accounts, is paid at 90 percent to the University as a land/lease payment, with the remaining 10 percent to the Foundation. The trustee is required to calculate this surplus from the audited financial statements beginning with the August 31, 2005 year-end. Based on the information provided by the trustee, the amount calculated to be paid for the years ended August 31, 2023 and 2022, no amounts were paid for the years ended August 31, 2023 and 2022.

Management Fee: During 2023 and 2022, Marauder incurred a management fee of $238,932 and $244,025, respectively, to the University for administrative services.

Repair and Replacement Costs: During 2023 and 2022, Marauder incurred repair and replacement costs of $140,319 and $736,774, respectively, to the University.

Income Taxes: Marauder is treated as a pass-through entity for federal income tax purposes. Marauder's taxable income or loss is passed through to the Foundation, which is a tax-exempt entity. The Foundation files income tax returns in the U.S. federal and various state jurisdictions. As of August 31, 2023 and 2022, Marauder's unrecognized tax benefits were not significant. There were no significant penalties or interest recognized during the year or accrued at year end. Marauder does not expect the total amount of unrecognized tax benefits to significantly change in the next 12 months.

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

Subsequent Events: The financial statements and related disclosures include evaluation of events through and including January 13, 2026, the date the financial statements were available to be issued.

NOTE 2 - RESTRICTED CASH AND CASH EQUIVALENTS

As required by the bond indenture, Marauder maintains restricted cash balances in the following accounts:

	2023	2022
Debt interest account	$ 215,027	$ 298,610
Repair and replacement fund	480,125	227,897
Debt principal fund	711,419	731,089
Redemption fund	2,857	272,368
Debt reserve fund	1,295,953	1,261,105
Total restricted	$ 2,705,381	$ 2,791,069

(Continued)

NOTE 3 – CAPITAL ASSETS

Details of capital assets are summarized as follows:

	2023	2022
Building	$ 15,267,051	$ 15,267,051
Building improvements	246,851	246,851
Furniture	859,653	859,653
Total capital assets	16,373,555	16,373,555
Less accumulated depreciation	(8,637,716)	(8,239,582)
Net	$ 7,735,839	$ 8,133,973

Depreciation expense on property and equipment totaled $398,134 and $398,133 for 2023 and 2022.

NOTE 4 – LONG-TERM DEBT

For the year ended August 31, 2023, changes in debt consisted of the following:

	Interest Rate	Maturity	Balance September 1, 2022	Additions	Payments	Balance August 31, 2023
Revenue Bonds Series 2002	5.0%-5.625%	2028	$ 2,230,154	$ 5,216	$ ($605,000)	$ 1,630,370
Revenue Bonds Series 2004	3.3%-5.1%	2035	7,702,365	8,778	(395,000)	7,316,143
Total			$ 9,932,519	$ 13,994	$ (1,000,000)	8,946,513
Less current portion						(775,000)
Less unamortized financing costs						(377,865)
Long-term portion						$ 7,793,648

For the year ended August 31, 2022, changes in debt consisted of the following:

	Interest Rate	Maturity	Balance September 1, 2021	Additions	Payments	Balance August 31, 2022
Revenue Bonds Series 2002	5.0%-5.625%	2028	$ 2,929,557	$ 5,597	$ (705,000)	$ 2,230,154
Revenue Bonds Series 2004	3.3%-5.1%	2035	8,068,125	9,240	(375,000)	7,702,365
Total			$ 10,997,682	$ 14,837	$ (1,080,000)	9,932,519
Less current portion						(730,000)
Less unamortized financing costs						(464,668)
Long-term portion						$ 8,737,851

(Continued)

NOTE 4 – LONG-TERM DEBT (Continued)

Principal and interest payments on long-term debt are as follows:

Year Ending	Series 2002 Bonds		Series 2004 Bonds		
August 31,	Principal	Interest	Principal	Interest	Total
2024	$ 360,000	$ 95,150	$ 415,000	$ 364,900	$ 1,235,050
2025	380,000	74,800	435,000	343,650	1,233,450
2026	400,000	53,350	455,000	321,173	1,229,523
2027	420,000	30,800	480,000	297,330	1,228,130
2028	80,000	9,625	505,000	272,213	866,838
2029-2033	-	-	2,940,000	936,870	3,876,870
2034-2036	-	-	2,145,000	167,663	2,312,663
Total	$ 1,640,000	$ 263,725	$ 7,375,000	$ 2,703,799	$ 11,982,524

During 2002, Marauder issued $8,870,000 of Student Housing Revenue Bonds, Series 2002, dated December 1, 2002, to retire commercial loans used to finance the construction of the 2002 University Housing Project. The unamortized bond discount was $9,630 and $14,846 at August 31, 2023 and 2022, respectively, and is being amortized to interest expense on the interest method over the life of the bonds. The bonds mature on September 1 in various amounts ranging from $360,000 on September 1, 2023, to $80,000 on September 1, 2027, subject to prior mandatory sinking fund redemptions. Interest, at rates varying from 5.0 to 5.625 percent per annum, is payable semiannually on March 1 and September 1. The bonds are collateralized by the building.

- During 2023, $270,000 of bonds due on September 1, 2027 were called and retired on September 1, 2022 in addition to the $335,000 scheduled to be retired on September 1, 2022.
- During 2022, $385,000 of bonds due on September 1, 2028 and September 1, 2027 were called and retired on September 1, 2021 in addition to the $320,000 scheduled to be retired on September 1, 2021.
- During 2021, $145,000 of bonds due on September 1, 2028 were called and retired on March 1, 2021 in addition to the $300,000 scheduled to be retired on September 1, 2020.
- During 2019, $415,000 of bonds due on September 1, 2030, $490,000 of bonds due on September 1, 2029, and $25,000 of bonds due on September 1, 2028 were called and retired in addition to the $275,000 scheduled to be retired on September 1, 2018.
- During 2016, $200,000 of bonds due on September 1, 2032 were called and retired in addition to $545,000 scheduled to be retired on September 1, 2031 and $105,000 of bonds due on September 1, 2030 were called in addition to the $235,000 scheduled to be retired on September 1, 2015.
- During 2015, $85,000 of bonds due on September 1, 2032 were called an retired in addition to the $225,000 scheduled to be retired on September 1, 2014.
- During the year ending August 31, 2014, $335,000 of bonds due on September 1, 2032 were called and retired in addition to $215,000 scheduled to be retired on September 1, 2013.

During 2004, Marauder issued $12,150,000 in University Housing Revenue Bonds, Series 2004, to finance construction of the 2004 University Housing Project. The unamortized bond discount is $58,857 and $67,635 at August 31, 2023 and 2022, respectively, and is being amortized to interest expense on the interest method over the life of the bonds. The bonds mature on September 1 in various amounts ranging from $415,000 on September 1, 2023, to $750,000 on September 1, 2035, subject to prior mandatory sinking fund redemptions. Interest, at rates varying from 3.3 to 5.1 percent per annum, is payable semiannually on March 1 and September 1. The bonds are collateralized by the building.

(Continued)

NOTE 4 – LONG-TERM DEBT (Continued)

Bond Legislation provides that Marauder Development, LLC, will charge rates sufficient for the excess of revenues over expenditures to equal not less than 120 percent of the aggregate amount of principal and interest requirements on the bonds payable during the year (coverage ratio). As of August 31, 2023 and 2022, Marauder Development, LLC is in compliance with the funding requirements. During fiscal year 2023, Marauder Development, LLC was notified that they failed to provide the financial statement report as required by the loan agreement in Section 8.07(a) for the Series 2004A and 2002A bonds by the deadline, however no options against them were exercised.

NOTE 5 – SUBSEQUENT EVENTS

On December 20, 2023 Marauder Development, LLC, sold the buildings and related equipment to UHS-CSU IV, LLC in the amount of $11,253,899. This transaction paid off the outstanding bonds, paid closing costs and resulted in a net payment to Central State University and Central State University Foundation in the amount of $4,670,000. Of this amount, $3,170,000 was allocated to Central State University and $1,500,000 was allocated to Central State University Foundation. This transaction released Marauder Development, LLC from all related restrictions, agreements and requirements.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Management and the Board of Trustees
Marauder Development, LLC

We were engaged to audit, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Marauder Development, LLC ('Marauder'), a wholly owned subsidiary of Central State University Foundation,, which comprise the balance sheet as of August 31, 2023, and the related statements of operations, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated the same day as this report. Our report disclaims an opinion on such financial statements because we were not provided with a signed management representation letter for the fiscal year ended August 31, 2023. As a result, we were unable to obtain confirmation of management's responsibility for the preparation and fair presentation of the financial statements and related representations regarding the completeness and accuracy of information provided to us, including matters involving fraud, compliance with laws and regulations, related-party transactions, commitments and contingencies, and subsequent events. Additionally, our report included an emphasis of matter indicating Marauder has ceased operations as of December 20, 2023.

Report on Internal Control Over Financial Reporting

In connection with our engagement to audit the financial statements, we considered Marauder's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Marauder's internal control. Accordingly, we do not express an opinion on the effectiveness of Marauder's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

(Continued)

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and responses as items 2023-001 and 2023-002 that we consider to be material weaknesses.

Report on Compliance and Other Matters

In connection with our engagement to audit the financial statements of Marauder, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed an instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which is described in the accompanying schedule of findings and responses as item 2023-001.

Marauder's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Marauder's response to the findings identified in our audit and described in the accompanying schedule of findings and responses. Marauder's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Marauder's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Marauder's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Crowe LLP

Crowe LLP

Columbus, Ohio
January 13, 2026

FINDING 2023-001 – INTERNAL CONTROLS OVER FINANCIAL REPORTING

Criteria: Based on the Trust Indenture and Loan Agreement all gross receipts related to the ownership, operation or leasing of the Facility are to be deposited upon receipt into the accounts maintained by Marauder.

Condition: Based on the schedule of the rent revenues, the total amount was not transferred into the Marauder account by Central State University (University). Additionally, other errors were identified within the schedule relating to students that were identified to be part of the Facility.

Context: The University pursuant to a management agreement in place during the fiscal year with Central State University Foundation (Foundation) was required to promptly deposit the total gross receipts into an account at US Bank.

Testing of the students on the rent rolls related to the Fall 2022 and Spring 2023 semester for the Foundation I and II halls identified the following errors.

- Cash received related to rent payments were not transferred timely. 35 students had additional payments that were not transferred timely from the University to the Marauder accounts and was not recorded in revenue. An adjustment to increase revenue by $805,181 was made for this error.
- 33 students were included on rent rolls that did not live in the applicable halls. An adjustment to decrease revenue by $102,960 was made for this error.
- 6 students were charged for a double room, but were actually listed as being in a single room. Rent was understated by $1,200 as a result of this error.
- 3 students had rent charges reversed twice on their account, resulting in credit balances at the end of the year. Rent was understated by $9,000 as a result of this error.
- 7 students were charged twice on their account for rent resulting in duplicate charges. Rent was overstated by $21,120 as a result of this error.
- 8 students were charged various incorrect amounts to their accounts. Rent was overstated by $943 as a result of these errors.

Effect: Revenue was understated and non-compliance with the Trust Indenture and Loan Agreement.

Cause: Internal controls were not in place to verify the rent roll information was accurate and calculated correctly.

Repeat Finding: Yes

(Continued)

FINDING 2023-001 – INTERNAL CONTROLS OVER FINANCIAL REPORTING (Continued)

Recommendation: We recommend that rent information be reviewed and recalculated with the resulting amount of revenues related to the housing be transferred upon receipt as directed by the Trust Indenture and Loan Agreement.

Management Response: Central State University (University) pursuant to a legally binding management agreement with Central State University Foundation (Foundation) was legally responsible for managing the affairs of Marauder Development LLC which included responsibility to keep and provide all the financial documents required for a clean audit and to provide same to the auditor but not limited to the collection, recording of rent payments along with the transfer of such payments to the Marauder (Foundation) bank accounts. The University failed to provide the requested records to the auditor which resulted in the qualified opinion. Further the University did not provide the Foundation with the required notices pursuant to the management agreement which would have alerted the Foundation that there was an issue. Lastly all the documentation respecting this issue has always been under the control of the University and the Foundation did not and does not have access to said records.

(Continued)

FINDING 2023-002 – INTERNAL CONTROLS OVER OPERATING EXPENSES

Criteria:	Auditing standards require that entities have internal controls in place to prepare financial statements.
Condition:	Documentation related to operating expenses was not available during the audit.
Context:	We were unable to perform audit procedures over the areas identified.
Effect:	Without supporting documentation we were unable to perform audit procedures and a qualified opinion on expenses and the related receivable and payable to the University was issued.
Cause:	The original documentation supporting the operating expenses was not able to be identified.
Repeat Finding:	No
Recommendation	We recommend that supporting documentation be maintained for all areas.
Management Response:	Central State University (University) pursuant to a legally binding management agreement with Central State University Foundation (Foundation) was legally responsible for managing the affairs of Marauder Development LLC which included responsibility to keep and provide all the financial documents required for a clean audit and to provide same to the auditor including the recording, monitor all operating expenses applicable to operations of the housing facility. The University failed to provide the requested records to the auditor which resulted in the qualified opinion. Further the University did not provide the Foundation with the required notices pursuant to the management agreement which would have alerted the Foundation that there was an issue. Lastly all the documentation respecting this issue has always been under the control of the University and the Foundation did not and does not have access to said records.

FINDING 2022-001 – INTERNAL CONTROLS OVER FINANCIAL REPORTING

Condition:	Based on the schedule of the rent revenues, the total amount was not transferred into the Marauder account by Central State University (University). Additionally, other errors were identified within the schedule relating to students that were identified to be part of the Facility.
Status:	Not Resolved. See Finding 2023-001

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OHIO AUDITOR OF STATE
KEITH FABER

CENTRAL STATE UNIVERSITY FOUNDATION - MARAUDER DEVELOPMENT, LLC

GREENE COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

This is a true and correct copy of the report, which is required to be filed pursuant to Section 117.26, Revised Code, and which is filed in the Office of the Ohio Auditor of State in Columbus, Ohio.

Certified for Release 7/16/2026