

**NORTH STAR  
NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY, OHIO**

**Basic Financial Statements  
(Audited)**

**For the Year Ended  
December 31, 2019**



OHIO AUDITOR OF STATE  
KEITH FABER



88 East Broad Street  
Columbus, Ohio 43215  
IPARreport@ohioauditor.gov  
(800) 282-0370

Board of Directors  
North Star New Community Authority  
375 North Front Street, Suite 200  
Columbus, Ohio 43215

We have reviewed the *Independent Auditor's Report* of the North Star New Community Authority, Franklin County, prepared by Julian & Grube, Inc., for the audit period January 1, 2019 through December 31, 2019. 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. The North Star New Community Authority is responsible for compliance with these laws and regulations.

A handwritten signature in black ink that reads "Keith Faber".

Keith Faber  
Auditor of State  
Columbus, Ohio

September 18, 2020

**This page intentionally left blank.**

**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY, OHIO**

TABLE OF CONTENTS

Independent Auditor’s Report .....	1 - 2
Management’s Discussion and Analysis .....	3 - 6
Basic Financial Statements:	
Statement of Net Position .....	7
Statement of Revenues, Expenses and Change in Net Position.....	8
Statement of Cash Flows .....	9
Notes to the Basic Financial Statements.....	10 - 16
Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Required by <i>Government Auditing Standards</i> .....	17 - 18

**This page intentionally left blank.**

## Independent Auditor's Report

North Star New Community Authority  
Delaware County  
375 North Front Street, Suite 200  
Columbus, Ohio 43215

To the Board of Trustees:

### *Report on the Financial Statements*

We have audited the accompanying financial statements of the North Star New Community Authority, Delaware County, Ohio, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the North Star New Community Authority's basic financial statements as listed in the table of contents.

### *Management's Responsibility for the Financial Statements*

Management is responsible for preparing and fairly presenting these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes designing, implementing, and maintaining internal control relevant to preparing and fairly presenting financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

Our responsibility is to opine on these financial statements based on our audit. We audited in accordance with auditing standards generally accepted in the United States of America and the financial audit standards in the Comptroller General of the United States' *Government Auditing Standards*. Those standards require us to plan and perform the audit to reasonably assure the financial statements are free from material misstatement.

An audit requires obtaining evidence about financial statement amounts and disclosures. The procedures selected depend on our judgment, including assessing the risks of material financial statement misstatement, whether due to fraud or error. In assessing those risks, we consider internal control relevant to the North Star New Community Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not to the extent needed to opine on the effectiveness of the North Star New Community Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of management's accounting policies and the reasonableness of their significant accounting estimates, as well as our evaluation of the overall financial statement presentation.

We believe the audit evidence we obtained is sufficient and appropriate to support our audit opinion.

***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the North Star New Community Authority, Delaware County, Ohio, as of December 31, 2019, and the changes in its financial position and its cash flows for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

***Emphasis of Matters***

As discussed in Note 10 to the financial statements, North Star New Community Authority has an accumulated deficit net position. This deficit is a result of how the North Star New Community Authority is structured and its basic operations. Also, as discussed in Note 11 to the financial statements, the financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of the North Star New Community Authority. We did not modify our opinion regarding these matters.

***Other Matters***

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require this presentation to include *management's discussion and analysis*, listed in the table of contents, to supplement the basic financial statements. Although this information is not part of the basic financial statements, the Governmental Accounting Standards Board considers it essential for placing the basic financial statements in an appropriate operational, economic, or historical context. We applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, consisting of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, to the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not opine or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to opine or provide any other assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated July 27, 2020, on our consideration of the North Star New Community Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. That report describes the scope of our internal control testing over financial reporting and compliance, and the results of that testing, and does not opine on 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 the North Star New Community Authority's internal control over financial reporting and compliance.



Julian & Grube, Inc.  
July 27, 2020



**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION & ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2019  
(UNAUDITED)**

The management's discussion and analysis of financial performance of the North Star New Community Authority, Delaware County, Ohio (the Authority), provides an overview of the Authority's financial activities for the year ended December 31, 2019. The intent of this discussion and analysis is to look at the Authority's financial performance as a whole; readers should also review the basic financial statements and the related notes to enhance their understanding of the Authority's financial performance.

**Financial Highlights**

1. The Authority encourages the orderly development of a well-planned, diversified community of approximately 1,800 acres in Delaware County, including the Townships of Berkshire and Kingston.
2. Net position at December 31, 2019 and 2018 totaled a deficit of \$9.3 million and \$6.9 million, respectively.
3. During 2014, Series A and B bonds were issued and capital activity commenced. The capital activity and draws on the bonds continued through 2017.
4. On April 24, 2019, the Authority approved the issuance of up to \$6.8 million in Community Facilities Bonds, Series C, for the purpose of providing funds to pay the costs of land acquisition and the further development and construction of community facilities.

**Overview of the Basic Financial Statements**

This annual report consists of a series of basic financial statements and notes to those statements. These statements are organized so the reader can understand the Authority's financial activities and financial position. The Statement of Net Position and Statement of Revenues, Expenses and Change in Net Position provide information about the activities of the Authority, including all short-term and long-term financial resources and obligations. Enterprise accounting uses a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities are included in the Statement of Net Position. The Statement of Net Position represents the financial position of the Authority. The Statement of Revenues, Expenses and Change in Net Position presents increases (e.g., revenues) and decreases (e.g., expenses) in net position. The Statement of Cash Flows reflect how the Authority finances and meets its cash flow needs. Finally, the notes to the basic financial statements provide additional information that is essential to a full understanding of the information provided in the basic financial statements.

**Statement of Net Position, Statement of Revenues, Expenses, and Change in Net Position and the Statement of Cash Flows**

These basic financial statements look at all transactions and ask the question, how did we do financially? The Statement of Net Position and the Statement of Revenues, Expenses and Change in Net Position answer this question. These statements include all assets, liabilities, revenues, and expenses using the accrual basis of accounting, similar to the accounting used by most private-sector companies. The accrual basis of accounting considers all of the current year's revenues and expenses regardless of when cash is received or paid.

**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY**

MANAGEMENT'S DISCUSSION & ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2019  
(UNAUDITED)

These two financial statements report the Authority's net position and changes in those assets and liabilities. This change in net position is important because it tells the reader whether the financial position of the Authority has improved or diminished. The causes of this change may be the result of many factors, some financial, some not. These statements can be found on pages 7 and 8 of this report.

The Statement of Cash Flows provides information about how the Authority finances and meets the cash flow needs of its operations. The Statement of Cash Flows can be found on page 9 of this report.

The basic financial statements also include notes that provide more detailed explanations of the information in the basic financial statements.

**Financial Analysis**

Table 1 provides a summary of the Authority's net position at December 31, 2019 and 2018.

**Table 1  
Net Position at Year End**

	2019	2018
Assets:		
Current assets	\$ 28,361	\$ 19,698
Capital assets, net	12,578,061	11,481,255
Total Assets	\$ 12,606,422	\$ 11,500,953
Liabilities:		
Current liabilities	\$ 59,187	\$ 22,517
Noncurrent liabilities	21,843,826	18,379,211
Total liabilities	21,903,013	18,401,728
Net position:		
Net investment in capital assets	(1,083,269)	(789,926)
Unrestricted	(8,213,322)	(6,110,849)
Total net position	\$ (9,296,591)	\$ (6,900,775)

Capital assets, net, increased significantly in comparison with the prior year. This increase represents the amount in which capital asset additions exceeded depreciation and capital dedications during the current year.

Noncurrent liabilities increased significantly in comparison with the prior year. This increase is primarily the result of the issuance of the Series C bonds during the current year and the accrual of interest related to all outstanding bonds.

**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY**

MANAGEMENT'S DISCUSSION & ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2019  
(UNAUDITED)

Table 2 reflects the changes in net position for the fiscal years ended December 31, 2019 and 2018.

**Table 2  
Changes in Net Position**

	2019	2018
<b>Operating revenues:</b>		
Total operating revenues	\$ 129,832	\$ 65,745
<b>Operating expenses:</b>		
Total operating expenses	513,181	399,045
Operating loss	(383,349)	(333,300)
<b>Non-operating revenue/(expenses)</b>		
Interest expense	(1,404,657)	(1,126,168)
Capital dedications	(607,810)	(1,642,705)
Abandoned project costs	-	(2,561)
Total non-operating revenue/(expenses)	(2,012,467)	(2,771,434)
Change in net position	(2,395,816)	(3,104,734)
Net position, beginning of year	(6,900,775)	(3,796,041)
Net position, end of the year	\$ (9,296,591)	\$ (6,900,775)

Operating revenues and expenses both increased significantly in comparison with the prior year. This growth is the result of an increase in the number of chargeable parcels and the developed property within the boundaries of the Authority.

Interest expense also increased significantly in comparison with the prior year. This increase is the result of the issuance of the Series C bonds during the current year to construct community improvements.

The capital dedications during the year related to the Wilson Road expansion and Galena Road widening projects.

**Budget Information**

The Authority is not required to follow the budgetary provisions set forth in Ohio Revised Code Chapter 5705.

**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION & ANALYSIS  
FOR THE YEAR ENDED DECEMBER 31, 2019  
(UNAUDITED)**

**Capital Assets**

At year-end, the Authority has \$12.6 million (net of accumulated depreciation) invested in capital assets, including land and land improvements, an increase of \$1.1 million in comparison with the prior year-end. The annual net increase represents the amount in which capital acquisitions exceeded capital dedications and depreciation during the year. Detailed information regarding capital asset activity is included in the Note 4 to the basic financial statements.

**Debt**

At year-end, the Authority had \$15.8 million in bonds payable, an increase of \$1.9 million in comparison with the prior year-end. The annual net increase represents new Series C bonds issued. Detailed information regarding bonds payable is included in Note 5 to the basic financial statements.

**Economic Conditions**

The United States and the State of Ohio declared a state of emergency in March 2020 due to the COVID-19 pandemic. The financial impact of COVID-19 and the ensuing emergency measures may impact subsequent periods of the Authority. The impact on the Authority's future operating costs, construction-related costs, revenues, and any recovery from emergency funding, either federal or state, cannot be estimated.

**Contacting the Authority's Financial Management**

This financial report is designed to provide readers with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives. Questions concerning any of the information in this report or requests for additional information should be directed to the Authority's Treasurer, 375 North Front Street, Suite 200, Columbus, Ohio 43215.

**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY, OHIO**

STATEMENT OF NET POSITION  
AS OF DECEMBER 31, 2019

**Assets**

Current assets

Cash and cash equivalents	\$ 1,282
Cash with fiscal agent	14,753
Accounts receivable	12,326
Total current assets	28,361

Noncurrent assets

Nondepreciable capital assets	11,622,664
Depreciable capital assets, net	955,397
Total noncurrent assets	12,578,061

Total assets	\$ 12,606,422
--------------	---------------

**Liabilities**

Current liabilities

Accounts payable	\$ 37,222
Retainage payable	12,558
Deferred community development charges	2,834
Other accrued expenses	6,573
Total current liabilities	59,187

Noncurrent liabilities

Developer payable	508,914
Accrued interest payable	5,559,435
Bonds payable	15,775,477
Total noncurrent liabilities	21,843,826

Total liabilities	21,903,013
-------------------	------------

**Net position**

Net investment in capital assets	(1,083,269)
Unrestricted	(8,213,322)
Total net position	(9,296,591)

Total liabilities and net position	\$ 12,606,422
------------------------------------	---------------

See accompanying notes to the basic financial statements.

**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY, OHIO**

STATEMENT OF REVENUES, EXPENSES, AND  
CHANGE IN NET POSITION  
FOR THE YEAR ENDED DECEMBER 31, 2019

	<b>2019</b>
<b>Operating revenues</b>	
Community development charges	\$ 129,832
Total operating revenues	129,832
<b>Operating expenses</b>	
Common area repair, maintenance, and utilities	148,341
Administrative costs	4,143
Management fees	16,979
Professional fees	116,987
Insurance	10,796
Depreciation	215,935
Total operating expenses	513,181
Operating loss	(383,349)
<b>Non-operating revenues (expenses)</b>	
Interest expense	(1,404,657)
Capital dedications	(607,810)
Total non-operating revenues (expenses)	(2,012,467)
Change in net position	(2,395,816)
Net position, beginning of year	(6,900,775)
Net position, end of year	\$ (9,296,591)

See accompanying notes to the basic financial statements.

**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY, OHIO**

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2019

	<b>2019</b>
<b>Cash flows from operating activities</b>	
Cash received from community development charges	\$ 131,123
Cash received from developer	111,779
Cash payments to suppliers for goods and services	(304,275)
Net cash flows used for operating activities	(61,373)
 <b>Cash Flows from Capital Related Financing Activities</b>	
Cash Payments for Capital Acquisitions	(1,870,771)
Cash Received from Bond Proceeds	1,948,179
Net Cash Flows Provided by Capital Related Financing Activities	77,408
 Net change in cash	16,035
 Cash, beginning of year	-
Cash, end of year	\$ 16,035
 <b>Reconciliation of operating loss to net cash used for operating activities:</b>	
 Operating loss	\$ (383,349)
 Depreciation	215,935
 Changes in asset and liabilities	
Inventory	5,063
Accounts receivable	2,309
Accounts payable	(8,775)
Deferred community development charges	(10,018)
Other accrued expenses	5,683
Developer payable	111,779
 Net cash flows used for operating activities	\$ (61,373)

**Schedule of noncash transactions:**

During 2019, the Authority dedicated capital assets totaling \$607,810.

See accompanying notes to the basic financial statements.

**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2019**

**NOTE 1 – REPORTING ENTITY**

The North Star New Community Authority, Delaware County, Ohio (the “Authority”) is a community authority created pursuant to Chapter 349 of the Ohio Revised Code (ORC). During July 2007, North Star Land, LLC filed a petition (the Petition) for creation of the Authority with the Board of County Commissioners of Delaware County, Ohio. All rights of the Developer have since been assigned to and assumed by North Star Residential, LLC (the Developer). The Petition, which may be subject to amendment or change, defines the boundaries of the Authority and allows the Authority to finance the costs of publicly owned and operated community improvements with assessed community development charges of up to 9 mills on the assessed value of the land and improvements within the Authority. The Petition was adopted by the Board of County Commissioners with Resolution No. 07-985 on August 16, 2007.

By its Resolution, the Board of County Commissioners of Delaware County determined the new community authority would be conducive to the public health, safety, convenience and welfare, and that it was intended to result in the development of a new community as described in the ORC. The Authority thereby was organized as a body corporate and politic in the State.

By law, the Authority is governed by a seven-member board of trustees. The Board of County Commissioners of Delaware County appointed four of the trustees and the remaining three trustees were appointed by the Developer. At December 31, 2019, all board positions were filled.

The new community authority is comprised of approximately 1,800 acres of land located in the Townships of Berkshire and Kingston, Delaware County, Ohio. The land is located in the northeast quadrant of Interstate 71 and U.S. Route 36/State Route 37, approximately 10 miles north of Interstate 270. Upon completion, the boundaries will contain an 18-hole golf course, residential units and commercial office and retail space, along with a site for elementary and middle schools, and 400 acres of open space. The entire project includes the acquisition and/or construction of waterline, sanitary sewer, main line sanitary sewer, storm sewer, bike path, roads and street improvements.

The Authority’s management believes these basic financial statements present all activities for which the Authority is financially accountable.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies followed in the preparation of these basic financial statements are summarized below. These policies conform to generally accepted accounting principles (GAAP) for local governmental units as prescribed in the statements issued by the Governmental Accounting Standards Board (GASB) and other recognized authoritative sources.

***(a) Basis of Presentation***

The Authority’s basic financial statements consist of Statement of Net Position, Statement of Revenues, Expenses and Change in Net Position, and Statement of Cash Flows. The Authority uses enterprise accounting to maintain its financial records during the fiscal year. Enterprise accounting focuses on the determination of operating income, changes in net position, financial position, and cash flows.



**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2019

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

***(b) Measurement Focus and Basis of Accounting***

The Authority’s financial activity is accounted for using a flow of economic resources measurement focus and the accrual basis of accounting. All assets and liabilities associated with the operation of the Authority are included on the Statement of Net Position. The Statement of Revenues, Expenses and Change in Net Position present increases (e.g., revenues) and decreases (e.g., expenses) in total net position. The Statement of Cash Flows reflect how the Authority finances and meets its cash flow needs.

Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the basic financial statements. Basis of accounting relates to the timing of the measurements made.

***(c) Cash***

The Authority considers all highly liquid investments with an original maturity of three months or less at the time they are purchased to be cash and cash equivalents.

***(d) Capital Assets and Depreciation***

Capital assets, which include construction in progress, land and land improvements, are reported in the Statement of Net Position. Capital assets acquired or constructed by the Authority are recorded at historical cost. The authority does not maintain a formal capitalization threshold.

The costs of normal maintenance and repairs that do not add to the value of an asset or materially extend the life of an asset are expensed as incurred. Improvements are capitalized and depreciated using the straight-line method over the useful lives of the related capital assets, as applicable. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets is included as part of the capitalized value of the assets constructed.

Depreciation lives used for property items within each property classification are as follows:

<u>Classification</u>	<u>Estimated Useful Life (Years)</u>
Land improvements	7-15

***(e) Noncurrent Liabilities***

Bonds payable are reported net of the applicable bond premium or discount which are deferred and amortized over the life of the bonds, if applicable. Issuance costs are expensed as incurred.

The developer payable balance represents administrative and maintenance expenses funded by the Developer in accordance with the development agreement.

**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2019**

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

***(f) Net Position***

Net position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, less any outstanding related debt. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. The Authority first applies restricted resources when an expense is incurred for which both restricted and unrestricted net positions are available. The Authority did not have any restricted net position at year-end.

***(g) Operating Revenues and Expenses***

Operating revenues are those revenues that are generated directly from the primary activity of the Authority. For the Authority, these revenues are community development charges. Operating expenses are the necessary costs incurred to provide the service that is the primary activity of the Authority. All revenues and expenses not meeting this definition are reported as non-operating.

***(h) Estimates***

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

**NOTE 3 - DEPOSITS**

The carrying amount of the Authority's deposits at December 31, 2019 was \$1,282. The Authority's entire balance was covered by the Federal Depository Insurance Corporation (FDIC).

In addition, the Authority had cash on deposit with US Bank (Trustee) in accordance with the Authority's Master Trust Agreement with the Trustee. The amount on deposit with the Trustee at December 31, 2019 was \$14,753. This amount is reported as cash with fiscal agent on the Statement of Net Position.

**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2019

**NOTE 4 – COMMUNITY DEVELOPMENT CHARGE**

The Authority can levy an annual community development charge up to 9 mills on the assessed value of all chargeable property, as defined, within the boundaries of the Authority. Community development charge revenue recognized in the year 2019 represents the amounts levied for the year.

These charges were levied based on the County Auditor’s assessed value as of January 1. The assessed value is established by state law at 35% of the current market value based on the County Auditor’s tax duplicate. If the County Auditor’s tax duplicate does not reflect the completed value of a chargeable parcel and a building permit for the chargeable parcel has been issued, then, solely at the Board’s discretion, the assessed valuation shall include the cost of the chargeable parcel stated on the building permit. Amounts assessed and due are reflected as revenue on the Statement of Revenues, Expenses and Change in Net Position.

**NOTE 5 – CAPITAL ASSETS**

A summary of capital asset activity for the fiscal year follows:

Description	Beginning Balance	Additions	Disposals/ Dedications	Ending Balance
Non-depreciated capital assets:				
Land	\$ 10,309,923	\$ 1,126,337	\$ -	\$ 11,436,260
Construction in progress	-	794,214	(607,810)	186,404
Total nondepreciable capital assets	<u>10,309,923</u>	<u>1,920,551</u>	<u>(607,810)</u>	<u>11,622,664</u>
Capital assets, depreciable:				
Land improvements	1,841,448	-	-	1,841,448
Total depreciable capital assets	<u>1,841,448</u>	<u>-</u>	<u>-</u>	<u>1,841,448</u>
Total capital assets	<u>12,151,371</u>	<u>1,920,551</u>	<u>(607,810)</u>	<u>13,464,112</u>
Less accumulated depreciation for:				
Land improvements	(670,116)	(215,935)	-	(886,051)
Total accumulated depreciation	<u>(670,116)</u>	<u>(215,935)</u>	<u>-</u>	<u>(886,051)</u>
Total depreciable assets, net	<u>1,171,332</u>	<u>(215,935)</u>	<u>-</u>	<u>955,397</u>
Total capital assets, net	<u>\$ 11,481,255</u>	<u>\$ 1,704,616</u>	<u>\$ (607,810)</u>	<u>\$ 12,578,061</u>

**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2019

**NOTE 6 – BONDS PAYABLE**

The Authority approved the issuance of Community Facilities Bonds (Series A, Series B, and Series C). The bonds were issued for the purpose of providing funds to pay the costs of public infrastructure improvements including water, sewer and storm sewer improvements, and road, sidewalk and streetscape improvements, along with parks and community facility improvements, and the acquisition of real estate and site preparation for such improvements. The bonds were sold to related parties of the Developer, with each purchasing 50% of the par amount of the bonds.

The Authority’s assessed valuation charges received from residents are pledged to the payment of interest of Series A, B, and C bonds, pro rata, to the extent amounts are sufficient. Once accrued interest has been made current, these receipts are pledged to the principal payment of the Series A bonds, followed by the Series B bonds, and then the Series C bonds.

Interest on each of the outstanding bonds is accrued monthly. Principal and interest payments are made in accordance with the bond agreements. Current cash flow projections for the Authority estimate the bonds will be fully paid prior to maturity.

Bonds payable activity for the year ended December 31, 2019 was as follows:

	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Beginning Balance</u>	<u>Draws</u>	<u>Repayments</u>	<u>Ending Balance</u>
Series A, 2014	9/24/2054	9.00%	\$ 7,515,000	\$ -	\$ -	\$ 7,515,000
Series B, 2014	9/24/2054	7.14%	6,312,298	-	-	6,312,298
Series C, 2019	4/24/2059	See Below	-	1,948,179	-	1,948,179
Total			<u>\$ 13,827,298</u>	<u>\$ 1,948,179</u>	<u>\$ -</u>	<u>\$ 15,775,477</u>

During 2019, the Authority approved the issuance of up to \$6.8 million in Community Facilities Bonds, Series C. The interest rate for the first advance of Series C bonds was 8.0% per year. For each subsequent advance, the fixed annual rate is determined at the time of each advance equal to (i) the most recently published Bond Buyer 25 Revenue Bond Muni Index rate for 30 year bonds plus (ii) 3.67%.

There are no amounts due on any of the outstanding bonds within one year.

**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2019**

**NOTE 7 – RISK MANAGEMENT**

The Authority has casualty, crime, and public official's liability protection for potential loss or damage resulting from their operations or to their property. Protection is provided by A-rated companies and extends to all owned, leased, rented or newly acquired property, as well as their business operations. Coverage is on a risk transfer basis. In the event of a covered claim payment, limits are automatically reinstated up to the Annual Aggregate, if applicable. Coverage for crime is written on a deductible basis. Casualty coverage is written with no deductible. Public officials' coverage is written with a \$100,000 retention.

There has been no change in coverage from the prior year and there have been no claims in the past three years.

**NOTE 8 – CONTRACTUAL COMMITMENTS**

During 2014, the Authority entered into a land acquisition agreement with the Developer to purchase parcels of real property consisting of approximately 550 acres and any and all improvements located thereon. The agreement was amended during 2017 to increase the acreage to approximately 582 acres. The purchase price was \$36,527 per acre and is payable from proceeds of the Authority's bonds. To date, the Authority has purchased approximately 313 acres for \$11.4 million. The remaining balance of 269 acres, totaling \$9.8 million, will be purchased in future years.

At year-end, the Authority had a contractual commitment outstanding with Facemyer Landscaping totaling \$298,972.

**NOTE 9 – RELATED PARTIES**

The Developer is responsible for overseeing the construction and development of the Authority's public infrastructure projects. In addition, the Developer has guaranteed to fulfill any administrative and maintenance operating deficit held by the Authority until the Authority has stabilized, in accordance with the development agreement. Any required administrative and maintenance expenses unable to be paid by the Authority due to inadequate cash flow are fulfilled by the Developer through a cash payment to the Authority upon request. The Authority is obligated to reimburse the Developer for these funds through future cash flows generated by the community development charge in accordance with the bond agreements.

By law, the Authority is governed by a seven-member board of trustees. The Board of County Commissioners of Delaware County appointed four of the trustees and the remaining three trustees were appointed by the Developer. The trustees appointed by the Developer are employees of related parties of the Developer.

**NORTH STAR NEW COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2019**

**NOTE 10 – CONTINGENT LIABILITIES**

There are no claims and lawsuits pending against the Authority.

**NOTE 11 – ACCUMULATED DEFICIT OF NET POSITION**

At December 31, 2019, the Authority has an accumulated deficit net position of \$9.3 million. This deficit is a result of how the Authority is structured and its basic operations. The Authority was established to finance the costs of publicly owned and operated community land and facilities and has incurred such costs. The related deficit will be reduced and eliminated as outstanding debt is paid with future community development charges.

**NOTE 12 – SUBSEQUENT EVENT**

The United States and the State of Ohio declared a state of emergency in March 2020 due to the COVID-19 pandemic. The financial impact of COVID-19 and the ensuing emergency measures may impact subsequent periods of the Authority. The impact on the Authority's future operating costs, construction-related costs, revenues, and any recovery from emergency funding, either federal or state, cannot be estimated.

The Authority evaluated subsequent events through July 27, 2020, the date the financial statements were available to be issued and determined there were no additional items requiring disclosure.

**Independent Auditor's Report on Internal Control Over Financial Reporting and on  
Compliance and Other Matters Required by *Government Auditing Standards***

North Star New Community Authority  
Delaware County  
375 North Front Street, Suite 200  
Columbus, Ohio 43215

To the Board of Trustees:

We have audited, in accordance with auditing standards generally accepted in the United States and the Comptroller General of the United States' *Government Auditing Standards*, the financial statements of the North Star New Community Authority, Delaware County, Ohio, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the North Star New Community Authority's basic financial statements and have issued our report thereon dated July 27, 2020, wherein we noted, as discussed in Note 10 to the financial statements, the North Star New Community Authority has an accumulated deficit net position. This deficit is a result of how the North Star New Community Authority is structured and its basic operations. Also, as discussed in Note 11 to the financial statements, the financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods.

***Internal Control Over Financial Reporting***

As part of our financial statement audit, we considered the North Star New Community Authority's internal control over financial reporting (internal control) to determine the audit procedures appropriate in the circumstances to the extent necessary to support our opinion on the financial statements, but not to the extent necessary to opine on the effectiveness of the North Star New Community Authority's internal control. Accordingly, we have not opined on it.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, when performing their assigned functions, to prevent, or detect and timely correct misstatements. A *material weakness* is a deficiency, or combination of internal control deficiencies resulting in a reasonable possibility that internal control will not prevent or detect and timely correct a material misstatement of the North Star New Community Authority's financial statements. 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.

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 internal control deficiencies that might be material weaknesses or significant deficiencies. Given these limitations, we did not identify any deficiencies in internal control that we consider material weaknesses. However, unidentified material weaknesses may exist.

***Compliance and Other Matters***

As part of reasonably assuring whether the North Star New Community Authority's financial statements are free of material misstatement, we tested its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could directly and materially affect the determination of financial statement amounts. However, opining on compliance with those provisions was not an objective of our audit and accordingly, we do not express an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards*.

***Purpose of this Report***

This report only describes the scope of our internal control and compliance testing and our testing results, and does not opine on the effectiveness of the North Star New Community Authority's internal control or on compliance. This report is an integral part of an audit performed under *Government Auditing Standards* in considering the North Star New Community Authority's internal control and compliance. Accordingly, this report is not suitable for any other purpose.



Julian & Grube, Inc.  
July 27, 2020



# OHIO AUDITOR OF STATE KEITH FABER



**NORTHSTAR NEW COMMUNITY AUTHORITY**

**DELAWARE 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 10/1/2020**

88 East Broad Street, Columbus, Ohio 43215  
Phone: 614-466-4514 or 800-282-0370

This report is a matter of public record and is available online at  
[www.ohioauditor.gov](http://www.ohioauditor.gov)