

NORTHERN NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

REGULAR AUDIT

JANUARY 1, 2023 – DECEMBER 31, 2024





65 East State Street
Columbus, Ohio 43215
ContactUs@ohioauditor.gov
800-282-0370

Board Members
Northern New Community Authority
1 South Sandusky Street
Delaware, Ohio 43015

We have reviewed the *Independent Auditor's Report* of the Northern New Community Authority, Delaware County, prepared by Wilson, Shannon & Snow, Inc., for the audit period January 1, 2023 through December 31, 2024. 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 Northern New Community Authority is responsible for compliance with these laws and regulations.

KEITH FABER
Ohio Auditor of State

A handwritten signature in black ink that reads "Tiffany L Ridenbaugh".

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

August 08, 2025

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**NORTHERN NEW COMMUNITY AUTHORITY
DELAWARE COUNTY**

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INDEPENDENT AUDITOR'S REPORT

Northern New Community Authority
Delaware County
1 South Sandusky Street
Delaware, Ohio 43015

To the Governing Board:

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the Northern New Community Authority, Delaware County, Ohio (the Authority), as of and for the years ended December 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Northern New Community Authority, Delaware County, Ohio as of December 31, 2024 and 2023, and the changes in financial position and its cash flows for the years then ended in accordance with the accounting principles generally accepted in the United States of America.

Basis for Opinions

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 the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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 the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the 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 the Authority'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.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority'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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the *management's discussion and analysis* be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Northern New Community Authority
Delaware County
Independent Auditor's Report

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 2, 2025, on our consideration of the 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. 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 the Authority'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 the Authority's internal control over financial reporting and compliance.

Wilson, Shumaker & Son, Inc.

Newark, Ohio
June 2, 2025

NORTHERN NEW COMMUNITY AUTHORITY
DELAWARE COUNTY
Management's Discussion and Analysis for the
Year Ended December 31, 2024
(Unaudited)

The management's discussion and analysis of the Northern New Community Authority, Delaware County, Ohio, (the Authority), financial performance provides an overall review of the Authority's financial activities for the year ended December 31, 2024. The intent of this discussion and analysis is to look at the Authority's financial performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the Authority's financial performance.

Financial Highlights

1. The Authority and the City of Delaware [the City] entered into a cooperative agreement in 2013 for the Glenn Parkway Improvement [improve/construct Glenn Road from US Route 36/St Route 37 to Curve Road] and the Nutter Farm Lane Improvement [extend the existing Nutter Farms Lane to Glenn Road] to provide necessary infrastructure for the further residential development of the City. The planning of this project began in 2006 and to date approximately \$3.17 million has been spent.
2. Between 2005 and 2015, the City issued up to \$640 thousand in bond anticipation notes [BANs] to cover the current costs of the project. These one-year BANs have been re-issued over the years as interest rates for BANs have been significantly less than general obligation bonds. Total interest expense paid, net of any BAN premiums, since 2006 amounts to \$169 thousand. The most recent BANs were paid off in 2015 and general obligation bonds in the amount of \$2.545 million were issued. In 2024, the City paid \$135,000 on the principal of the bonds.
3. Authority charges of 7.5 mils have been assessed and collected upon for all new structures built within the Authority's boundaries. Total collections to date are \$1.59 million. All community authority charges in excess of \$10,000 are reimbursed to the City.
4. Other revenues received by the City, including Transportation Impact Fees, Developer Payments, and Interest Income may be used to decrease the amount owed to City for the project. Future revenues by the City are not guaranteed to be collected nor used to offset the project costs. To date, the City has received \$58 thousand from interest income earned on the BANs.
5. Completed public acquisitions on Glenn Parkway totaling \$241 thousand and were capitalized by the Authority and donated to the City in prior years.
6. The Authority's net deficit at December 31 was \$1,873,837 for 2024. What remains of the debt associated with the project is to be paid from future Authority charges assessed on homes and other dwellings constructed within the Authority boundaries, mentioned in #3 above.

Overview of the Financial Statements

This annual report consists of a series of 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 and deferred inflows of resources 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 total net position. The Statement of Cash Flows reflects how

NORTHERN NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

*Management's Discussion and Analysis for the
Year Ended December 31, 2024
(Unaudited)
[continued]*

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 data provided on the basic financial statements.

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

These financials look at all financial transactions and asks 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, deferred inflows of resources, revenues, and expenses using the accrual basis of accounting, similar to the accounting used by most private-sector companies. The basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash is received or paid.

These two statements report the Authority's net position and change to total net position. This change in net position is important because it tells the reader that, for the Authority as a whole, 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 8 and 9 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 10 of this report. The basic financial statements also include notes that explain some of the information in the financial statements and provide more detailed data.

Financial Analysis

Table 1 provides a comparative analysis summary of Authority's net position for 2024 and 2023.

NORTHERN NEW COMMUNITY AUTHORITY**DELAWARE COUNTY***Management's Discussion and Analysis for the**Year Ended December 31, 2024**(Unaudited)**[continued]*

Table 1; Net Position

| | <u>2024</u> | <u>2023</u> |
|--------------------------------------|-----------------------|-----------------------|
| Assets: | | |
| Current Assets | \$ 242,769 | \$ 192,079 |
| Total Assets | <u>242,769</u> | <u>192,079</u> |
| Liabilities: | | |
| Due to Other Governments | 1,883,837 | 1,992,066 |
| Total Liabilities | <u>1,883,837</u> | <u>1,992,066</u> |
| Deferred Inflows of Resources | <u>232,769</u> | <u>182,079</u> |
| Net Position: | | |
| Unrestricted | (1,873,837) | (1,982,066) |
| Total Net Position | <u>\$ (1,873,837)</u> | <u>\$ (1,982,066)</u> |

Net Position: Net position represents the difference between assets and liabilities and deferred inflows of resources.

Table 2; Change in Net Position

| | <u>2024</u> | <u>2023</u> |
|-------------------------------|-----------------------|-----------------------|
| Operating Revenues | <u>\$ 182,180</u> | <u>\$ 152,312</u> |
| Operating Expenses | <u>73,951</u> | <u>76,151</u> |
| Change in Net Position | 108,229 | 76,161 |
| Beginning Net Position | <u>(1,982,066)</u> | <u>(2,058,227)</u> |
| Ending Net Position | <u>\$ (1,873,837)</u> | <u>\$ (1,982,066)</u> |

Total operating revenues increased in 2024. The Authority's main source of income is community authority charges assessed on landowners. Operating expenses decreased slightly in 2024. In 2015 Nutter Road was improved and construction was completed early in 2016. Design and construction costs totaled over \$1.8 million. Most of the expenses currently are associated with debt service on the bonds issued by the City of Delaware.

NORTHERN NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2024

(Unaudited)

[continued]

Change in Net Position

Going forward, the Authority is expected to show continued increases in community development charge revenues as the moderate growth in housing and business continues.

Community Development Charge

Revenue from Community Development Charge paid by each owner of a chargeable parcel will be used to pay off the debt incurred to construct the project. The Community Development Charge is calculated on 7.5 mils times thirty-five percent of the assessed value of chargeable property, which includes buildings, structures, and improvements. The amount of revenue will increase in years when available parcels are sold and improvements are made, thus increasing the total assessed value of chargeable property.

Capital Assets

The Authority does not report capital assets.

Debt

The Authority has no debt issued in its name. The debt secured to fund the Glenn Parkway Project was issued by the City of Delaware by way of short-term bond anticipation notes [BANs] until 2015. These BANs were issued at a very low interest rate and subsequently renewed every year until the Authority generates enough revenue through the community development charges to secure bonding the BANs in its own name. In 2015, the City of Delaware issued general obligation bonds to pay off the BANs and use for current and future development, which were not in the name of the Authority, but the City. The amount owed to the City is reported as Due to Other Governments within the basic financial statements.

Budgeting

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

Contacting Authority's Financial Management

This financial report is designed to provide citizens, taxpayers, investors, and creditors with a general overview of the Authority's finances and to reflect the Authority's accountability for the monies it receives. Questions concerning any of the information in this report or requests for additional information should be directed to Elke Lonas, Treasurer, Northern New Community Authority at:

Elke Lonas, Deputy Finance Director,

City of Delaware, 1 South Sandusky St, Delaware OH 43015,

elonas@delawareohio.net

740.203.1205

NORTHERN NEW COMMUNITY AUTHORITY
 DELAWARE COUNTY
 STATEMENT OF NET POSITION
 AS OF DECEMBER 31, 2024

| | <u>2024</u> |
|--|-----------------------|
| ASSETS | |
| Cash and Cash Equivalents | \$ 7,503 |
| Community Charges Receivable | <u>235,266</u> |
| <i>Total Assets</i> | <u>242,769</u> |
| LIABILITIES | |
| Current Liabilities | |
| Due to Other Governments | <u>1,883,837</u> |
| <i>Total Liabilities</i> | <u>1,883,837</u> |
| DEFERRED INFLOWS OF RESOURCES | |
| Assessments to be Levied in the Next Year | <u>232,769</u> |
| <i>Total Deferred Inflows of Resources</i> | <u>232,769</u> |
| NET POSITION | |
| Unrestricted | <u>(1,873,837)</u> |
| <i>Total Net Position</i> | <u>\$ (1,873,837)</u> |

See notes to the basic financial statements

NORTHERN NEW COMMUNITY AUTHORITY
DELAWARE COUNTY
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2024

| | <u>2024</u> |
|--|------------------------------|
| OPERATING REVENUES | |
| Community Authority Charges | <u>\$ 182,180</u> |
| Total Operating Revenues | <u>182,180</u> |
| OPERATING EXPENSES | |
| Services and Charges | <u>73,951</u> |
| Total Operating Expenses | <u>73,951</u> |
| <i>Operating Income/Change in Net Position</i> | 108,229 |
| Beginning Net Position | <u>(1,982,066)</u> |
| Ending Net Position | <u><u>\$ (1,873,837)</u></u> |

See notes to the basic financial statements

NORTHERN NEW COMMUNITY AUTHORITY
 DELAWARE COUNTY
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED DECEMBER 31, 2024

| | <u>2024</u> |
|---|--------------------------|
| Cash Flows From Operating Activities | |
| Cash Received From Community Authority Charges | \$ 182,180 |
| Cash Paid to City | (181,821) |
| Cash Paid to Others | <u>(2,856)</u> |
| Net Cash Used for Operating Activities | <u>(2,497)</u> |
| Net Change In Cash and Cash Equivalents | (2,497) |
| Cash and Cash Equivalents at Beginning of Year | <u>10,000</u> |
| Cash and Cash Equivalents at End of Year | <u><u>\$ 7,503</u></u> |
| Reconciliation of Operating Income to Net Cash Used for Operating Activities | |
| Operating Income | \$ 108,229 |
| Adjustment: | |
| Increase in Community Charges Receivable | (53,187) |
| Decrease in Due to Other Governments | (108,229) |
| Increase in Deferred Inflows | <u>50,690</u> |
| Net Cash Used for Operating Activities | <u><u>\$ (2,497)</u></u> |

See notes to the basic financial statements

NORTHERN NEW COMMUNITY AUTHORITY**DELAWARE COUNTY***Notes to the Basic Financial Statements**For the Year Ended December 31, 2024***NOTE 1 – REPORTING ENTITY**

The Northern New Community Authority, Delaware County, Ohio (the “Authority”) is a “community authority” created pursuant to Chapter 349 of the Ohio Revised Code (the Act). On October 30, 2007, Zaremba Group, LLC (the Developer) filed a petition (the Petition) for creation of the Authority with the Board of County Commissioners of Delaware County, Ohio, and the Petition was accepted by a resolution of the Board on December 10, 2007. The Petition was also accepted by resolution of the City Council of the City of Delaware, December 10, 2007. By their Resolutions, the County Commissioners and City Council determined that 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 Act. 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. At inception, the City Council appointed four of the trustees, including one representing the local government [City] and the remaining three trustees were appointed by the Developer. The new community authority is comprised of approximately 173.3 acres of land located in the City of Delaware, Ohio and Delaware County, Ohio. The entire project includes the acquisition of property and the improvement of Glenn and Nutter Roads. In accordance with the Act and the Petition, the Authority can levy a community development charge up to 7.5 mills on the assessed value of the land and improvements within the Authority. The need and amount of the charge is determined annually by the Board of Trustees of the Authority. The Authority’s management believes these 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 financial statements are summarized below. These policies conform to accounting principles generally accepted in the United States of America for local governmental units as prescribed in the statements issued by the Governmental Accounting Standards Board (GASB) and other recognized authoritative sources.

For financial reporting purposes, the Authority’s basic financial statements would include all funds, agencies, boards, commissions, and departments for which the Authority is financially accountable. Financial accountability, as defined by the GASB, exists if the Authority appoints a voting majority of an organization’s Governing Board and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or impose specific burdens on, the Authority. The Authority may also be financially accountable for governmental organizations with a separately elected Governing Board, a Governing Board appointed by another government, or a jointly appointed Board that is fiscally dependent on the Authority. The Authority also took into consideration other organizations for which the nature and significance of their relationship with the Authority are such that exclusion would cause the Authority’s basic financial statements to be misleading or incomplete.

The City of Delaware is considered a jointly governed organization to the Authority as disclosed in Note 8.

NORTHERN NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2024

(continued)

A. Basis of Presentation

The Authority's basic financial statements consist of a statement of net position; a statement of revenues, expenses, and change in net position; and a 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, change in net position, financial position, and cash flows.

B. Measurement Focus and Basis of Accounting

The Authority's financial activity is accounted for using a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities and deferred inflows of resources 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 presents increases (e.g., revenues) and decreases (e.g., expenses) in total net position. The Statement of Cash Flows reflects 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 financial statements. Basis of accounting relates to the timing of the measurements made.

C. Cash and Cash Equivalents

Cash received by the Authority is deposited with a financial institution. Deposits having an original maturity of three months or less at the time they are purchased are presented in the financial statements as Cash and Cash Equivalents.

D. Net Position

Net position represents the difference between assets and liabilities and deferred inflows of resources. Net position is reported as restricted when there are limitations imposed on their use either through enabling legislation adopted by the Authority 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 position are available. The Authority had no restricted net position at December 31, 2024.

E. 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.

F. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

NORTHERN NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2024

(continued)

G. Subsequent Events

The Authority has evaluated subsequent events through the date on which the financial statements were available to be issued.

NOTE 3 – COMMUNITY DEVELOPMENT CHARGE

The Authority can levy an annual community authority development charge up to 7.5 mills on the assessed value of all subject property within the Authority. The charge is currently levied at 7.5 mills. Charge revenue recognized represents the amount levied and payable on August 31 of each year. Charge assessments are levied on the assessed values certified by the Delaware County the second Monday in September. The assessed value is established by state law at 35% of the current market value. Property is levied the tax year after the Authority receives a Certificate of Occupancy from the City of Delaware. Market values are determined by the Authority based on the current County Auditor's appraisal values or building permit values on occupied homes that have not yet been appraised by the County Auditor.

The assessed value of real property, upon which the tax year August 2023 community development charges were levied, was sufficient to generate community charge revenues of \$182,180 at December 31, 2024.

NOTE 4 – RECEIVABLES AND DEFERRED INFLOWS OF RESOURCES

Receivables at December 31, 2024, consisted of community development charges and are considered collectible in full within one year. Amounts assessed and due but not collected, are reflected as both receivable and deferred inflow of resources on the statement of net position. The amount recorded as a receivable and deferred inflow of resources at year-end was \$235,266 and \$232,769, respectively. The difference is the amount required to bring the Authority's cash reserve back to the allowed amount of \$10,000.

NOTE 5 – COOPERATION AGREEMENT WITH THE CITY OF DELAWARE

As stated in Note 3, the Authority levies an annual community development charge of 7.5 mills on the assessed value of all property within the developed authority. The Authority has an agreement with the City of Delaware to remit these payments to the City to reduce the construction costs incurred by the City. In 2015, general obligation bonds in the amount of \$2.545 million were issued in the name of the City to finance current and future expansion. In 2024, \$135,000 of the principal was paid by the City and the outstanding principal is \$1.93 million at December 31.

NOTE 6 – CONTINGENT LIABILITIES

There are no claims or lawsuits pending against the Authority at December 31, 2024.

NORTHERN NEW COMMUNITY AUTHORITY**DELAWARE COUNTY**

Notes to the Basic Financial Statements

For the Year Ended December 31, 2024

(continued)

NOTE 7 – RISK MANAGEMENT

For the year ended December 31, 2024, the Authority has obtained risk coverage for general liability, including theft or loss. The Authority has no assets, other than cash held in a banking institution. Settled claims have not exceeded commercial coverage in the past three years. There was no significant reduction from prior year.

NOTE 8 – JOINTLY GOVERNED ORGANIZATION

The Authority was established pursuant to Chapter 349 of the Ohio Revised Code to encourage the orderly development of a well-planned, diversified, and economically sound community; to encourage initiative and participation of private enterprise in this undertaking; and to encourage cooperation between the developer and the Authority to carry out the new community development program.

The Authority is governed by a seven-member Board of Trustees. Delaware City Council appoints three citizen members to the Authority Board to represent the interests of present and future residents and one member to serve as a representative of the City. The Developer shall appoint three members to serve on the Board as representatives of the Developer.

As disclosed in Note 5, a cooperative agreement has been established with the City of Delaware specific to repayment of notes issued by the City to construct the related infrastructure within the Authority. Although this agreement is in place, the City of Delaware Council cannot impose its will on the Authority and cannot approve current or future Authority operating budgets.

NOTE 9 – ACCUMULATED DEFICIT

At December 31, 2024 the Authority has an accumulated deficit of net position of \$1,873,837. 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 facilities. The titles to these assets have been transferred to the City of Delaware. This deficit will be reduced and eliminated as outstanding debt is paid with, primarily, future community development charges.

NOTE 10 – DEPOSITS AND INVESTMENTS

State statutes classify monies held by the Authority into three categories. Active deposits are public deposits necessary to meet current demands on the treasury. Such monies must be maintained either as cash in the Authority Treasury, in commercial accounts payable or withdrawable on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.

Inactive deposits are public deposits that the Board of Trustees has identified as not required for use within the current five-year period of designation of depositories. Inactive deposits must either be evidenced by certificates of deposit maturing not later than the end of the current period of designation of depositories, or by savings or deposit accounts including, but not limited to, passbook accounts.

Interim deposits are deposits of interim monies. Interim monies are those monies that are not needed for immediate use but which will be needed before the end of the current period of designation of

NORTHERN NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2024

(continued)

depositories. Interim deposits must be evidenced by time certificates of deposit maturing not more than one year from the date of deposit or by savings or deposit accounts including passbook accounts.

State statutes permit interim monies to be deposited or invested in a variety of securities and investments including US treasury notes, bills, bonds, or any other obligation or security issued by the United States Treasury, or any other obligation guaranteed as to principal and interest by the United States.

Statement No. 3 as amended by Statement No. 40 of the Governmental Accounting Standards Board requires the Authority to disclose essential risk information about deposits and investments. The disclosure requirements cover four main areas: credit risk, interest rate and investment maturity, interest rate sensitivity and foreign exchange exposure.

Deposits

Custodial Credit Risk – Deposits. The carrying amount of the Authority's deposits at December 31, 2024, was \$7,503. The bank balance was the same as the carrying value. The Authority's deposits are protected only up to amounts covered by the Federal Depository Insurance Corporation (FDIC). The Authority had no deposits at December 31, 2024 in excess of the FDIC insurance levels.

Investments

The Authority had no investments for the year ended December 31, 2024.

Based on the Authority having only demand deposits at December 31, 2024, the Authority is not subject to interest rate, credit, concentration, or custodial credit risks.

NORTHERN NEW COMMUNITY AUTHORITY
DELAWARE COUNTY
Management's Discussion and Analysis for the
Year Ended December 31, 2023
(Unaudited)

The management's discussion and analysis of the Northern New Community Authority, Delaware County, Ohio, (the Authority), financial performance provides an overall review of the Authority's financial activities for the year ended December 31, 2023. The intent of this discussion and analysis is to look at the Authority's financial performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the Authority's financial performance.

Financial Highlights

1. The Authority and the City of Delaware [the City] entered into a cooperative agreement in 2013 for the Glenn Parkway Improvement [improve/construct Glenn Parkway from US Route 36/St Route 37 to Curve Road] and the Nutter Farm Lane Improvement [extend the existing Nutter Farms Lane to Glenn Parkway] to provide necessary infrastructure for the further residential development of the City. The planning of this project began in 2006 and to date approximately \$3.17 million has been spent.
2. Between 2005 and 2015, the City issued up to \$640 thousand in bond anticipation notes [BANs] to cover the current costs of the project. These one-year BANs have been re-issued over the years as interest rates for BANs have been significantly less than general obligation bonds. Total interest expense paid, net of any BAN premiums, since 2006 amounts to \$169 thousand. The most recent BANs were paid off in 2015 and general obligation bonds in the amount of \$2.545 million were issued. In 2023, the City paid \$120,000 on the principal of the bonds.
3. Authority charges of 7.5 mils have been assessed and collected upon for all new structures built within the Authority's boundaries. Total collections to date are \$1.39 million. All community authority charges in excess of \$10,000 are reimbursed to the City.
4. Other revenues received by the City, including Transportation Impact Fees, Developer Payments, and Interest Income may be used to decrease the amount owed to City for the project. Future revenues by the City are not guaranteed to be collected nor used to offset the project costs. To date, the City has received \$58 thousand from interest income earned on the BANs.
5. Completed public acquisitions on Glenn Parkway totaling \$241 thousand and were capitalized by the Authority and donated to the City in prior years.
6. The Authority's net deficit at December 31 was \$1,982,066 for 2023. What remains of the debt associated with the project is to be paid from future Authority charges assessed on homes and other dwellings constructed within the Authority boundaries, mentioned in #3 above.

Overview of the Financial Statements

This annual report consists of a series of 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 and deferred inflows of resources 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

NORTHERN NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2023

(Unaudited)

[continued]

presents increases (e.g., revenues) and decreases (e.g., expenses) in total net position. The Statement of Cash Flows reflects 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 data provided on the basic financial statements.

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

These financials look at all financial transactions and asks 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, deferred inflows of resources, revenues, and expenses using the accrual basis of accounting, similar to the accounting used by most private-sector companies. The basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash is received or paid.

These two statements report the Authority's net position and change to total net position. This change in net position is important because it tells the reader that, for the Authority as a whole, 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 20 and 21 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 22 of this report. The basic financial statements also include notes that explain some of the information in the financial statements and provide more detailed data.

Financial Analysis

Table 1 provides a comparative analysis summary of Authority's net position for 2023 and 2022.

NORTHERN NEW COMMUNITY AUTHORITY**DELAWARE COUNTY***Management's Discussion and Analysis for the**Year Ended December 31, 2023**(Unaudited)**[continued]*

Table 1; Net Position

| | 2023 | 2022 |
|--------------------------------------|-----------------------|-----------------------|
| Assets: | | |
| Current Assets | \$ 192,079 | \$ 161,368 |
| Total Assets | <u>192,079</u> | <u>161,368</u> |
| Liabilities: | | |
| Due to Other Governments | <u>1,992,066</u> | <u>2,068,227</u> |
| Total Liabilities | <u>1,992,066</u> | <u>2,068,227</u> |
| Deferred Inflows of Resources | <u>182,079</u> | <u>151,368</u> |
| Net Position: | | |
| Unrestricted | <u>(1,982,066)</u> | <u>(2,058,227)</u> |
| Total Net Position | <u>\$ (1,982,066)</u> | <u>\$ (2,058,227)</u> |

Net Position: Net position represents the difference between assets and liabilities and deferred inflows of resources.

Table 2; Change in Net Position

| | 2023 | 2022 |
|-------------------------------|-----------------------|-----------------------|
| Operating Revenues | <u>\$ 152,312</u> | <u>\$ 162,250</u> |
| Operating Expenses | <u>76,151</u> | <u>76,684</u> |
| Change in Net Position | 76,161 | 85,566 |
| Beginning Net Position | <u>(2,058,227)</u> | <u>(2,143,793)</u> |
| Ending Net Position | <u>\$ (1,982,066)</u> | <u>\$ (2,058,227)</u> |

Total operating revenues increased in 2023. The Authority's main source of income is community authority charges assessed on landowners which decrease in 2023. Operating expenses decreased slightly in 2023. In 2015 Nutter Road was improved and construction was completed early in 2016. Design and construction costs totaled over \$1.8 million. Most of the expenses currently are associated with debt service on the bonds issued by the City of Delaware.

NORTHERN NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2023

(Unaudited)

[continued]

Change in Net Position

Going forward, the Authority is expected to show continued increases in community development charge revenues as the moderate growth in housing and business continues.

Community Development Charge

Revenue from Community Development Charge paid by each owner of a chargeable parcel will be used to pay off the debt incurred to construct the project. The Community Development Charge is calculated on 7.5 mils times thirty-five percent of the assessed value of chargeable property, which includes buildings, structures, and improvements. The amount of revenue will increase in years when available parcels are sold and improvements are made, thus increasing the total assessed value of chargeable property.

Capital Assets

The Authority does not report capital assets.

Debt

The Authority has no debt issued in its name. The debt secured to fund the Glenn Parkway Project was issued by the City of Delaware by way of short-term bond anticipation notes [BANs] until 2015. These BANs were issued at a very low interest rate and subsequently renewed every year until the Authority generates enough revenue through the community development charges to secure bonding the BANs in its own name. In 2015, the City of Delaware issued general obligation bonds to pay off the BANs and use for current and future development, which were not in the name of the Authority, but the City. The amount owed to the City is reported as Due to Other Governments within the basic financial statements.

Budgeting

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

Contacting Authority's Financial Management

This financial report is designed to provide citizens, taxpayers, investors, and creditors with a general overview of the Authority's finances and to reflect the Authority's accountability for the monies it receives. Questions concerning any of the information in this report or requests for additional information should be directed to Elke Lonas, Treasurer, Northern New Community Authority at:

Elke Lonas, Financial Specialist,

City of Delaware, 1 South Sandusky St, Delaware OH 43015,

elonas@delawareohio.net

740.203.1205

NORTHERN NEW COMMUNITY AUTHORITY
 DELAWARE COUNTY
 STATEMENT OF NET POSITION
 AS OF DECEMBER 31, 2023

| | <u>2023</u> |
|--|------------------------------------|
| ASSETS | |
| Cash and Cash Equivalents | \$ 10,000 |
| Community Charges Receivable | <u>182,079</u> |
| <i>Total Assets</i> | <u>192,079</u> |
| LIABILITIES | |
| Current Liabilities | |
| Due to Other Governments | <u>1,992,066</u> |
| <i>Total Liabilities</i> | <u>1,992,066</u> |
| DEFERRED INFLOWS OF RESOURCES | |
| Assessments to be Levied in the Next Year | <u>182,079</u> |
| <i>Total Deferred Inflows of Resources</i> | <u>182,079</u> |
| NET POSITION | |
| Unrestricted | <u>(1,982,066)</u> |
| <i>Total Net Position</i> | <u><u>\$(1,982,066)</u></u> |

See notes to the basic financial statements

NORTHERN NEW COMMUNITY AUTHORITY
DELAWARE COUNTY
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2023

| | <u>2023</u> |
|--|------------------------------|
| OPERATING REVENUES | |
| Community Authority Charges | <u>\$ 152,312</u> |
| Total Operating Revenues | <u>152,312</u> |
| OPERATING EXPENSES | |
| Services and Charges | <u>76,151</u> |
| Total Operating Expenses | <u>76,151</u> |
| <i>Operating Income/Change in Net Position</i> | <i>76,161</i> |
| Beginning Net Position | <u>(2,058,227)</u> |
| Ending Net Position | <u>\$ (1,982,066)</u> |

See notes to the basic financial statements

NORTHERN NEW COMMUNITY AUTHORITY
 DELAWARE COUNTY
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED DECEMBER 31, 2023

| | <u>2023</u> |
|--|------------------|
| Cash Flows From Operating Activities | |
| Cash Received From Community Authority Charges | \$ 152,312 |
| Cash Paid to City | (148,712) |
| Cash Paid to Others | <u>(2,656)</u> |
| Net Cash Provided for Operating Activities | <u>944</u> |
| Net Change In Cash and Cash Equivalents | 944 |
| Cash and Cash Equivalents at Beginning of Year | <u>9,056</u> |
| Cash and Cash Equivalents at End of Year | <u>\$ 10,000</u> |

**Reconciliation of Operating Income to Net Cash
 Provided for Operating Activities**

| | |
|--|---------------|
| Operating Income | \$ 76,161 |
| Adjustment: | |
| Increase in Community Charges Receivable | (29,767) |
| Decrease in Due to Other Governments | (76,161) |
| Increase in Deferred Inflows | <u>30,711</u> |
| Net Cash Provided for Operating Activities | <u>\$ 944</u> |

See notes to the basic financial statements

NORTHERN NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

NOTE 1 – REPORTING ENTITY

The Northern New Community Authority, Delaware County, Ohio (the “Authority”) is a “community authority” created pursuant to Chapter 349 of the Ohio Revised Code (the Act). On October 30, 2007, Zaremba Group, LLC (the Developer) filed a petition (the Petition) for creation of the Authority with the Board of County Commissioners of Delaware County, Ohio, and the Petition was accepted by a resolution of the Board on December 10, 2007. The Petition was also accepted by resolution of the City Council of the City of Delaware, December 10, 2007. By their Resolutions, the County Commissioners and City Council determined that 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 Act. 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. At inception, the City Council appointed four of the trustees, including one representing the local government [City] and the remaining three trustees were appointed by the Developer. The new community authority is comprised of approximately 173.3 acres of land located in the City of Delaware, Ohio and Delaware County, Ohio. The entire project includes the acquisition of property and the improvement of Glenn and Nutter Roads. In accordance with the Act and the Petition, the Authority can levy a community development charge up to 7.5 mills on the assessed value of the land and improvements within the Authority. The need and amount of the charge is determined annually by the Board of Trustees of the Authority. The Authority’s management believes these 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 financial statements are summarized below. These policies conform to accounting principles generally accepted in the United States of America for local governmental units as prescribed in the statements issued by the Governmental Accounting Standards Board (GASB) and other recognized authoritative sources.

For financial reporting purposes, the Authority’s basic financial statements would include all funds, agencies, boards, commissions, and departments for which the Authority is financially accountable. Financial accountability, as defined by the GASB, exists if the Authority appoints a voting majority of an organization’s Governing Board and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or impose specific burdens on, the Authority. The Authority may also be financially accountable for governmental organizations with a separately elected Governing Board, a Governing Board appointed by another government, or a jointly appointed Board that is fiscally dependent on the Authority. The Authority also took into consideration other organizations for which the nature and significance of their relationship with the Authority are such that exclusion would cause the Authority’s basic financial statements to be misleading or incomplete.

The City of Delaware is considered a jointly governed organization to the Authority as disclosed in Note 8.

NORTHERN NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

(continued)

A. Basis of Presentation

The Authority's basic financial statements consist of a statement of net position; a statement of revenues, expenses, and change in net position; and a 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, change in net position, financial position, and cash flows.

B. Measurement Focus and Basis of Accounting

The Authority's financial activity is accounted for using a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities and deferred inflows of resources 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 presents increases (e.g., revenues) and decreases (e.g., expenses) in total net position. The Statement of Cash Flows reflects 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 financial statements. Basis of accounting relates to the timing of the measurements made.

C. Cash and Cash Equivalents

Cash received by the Authority is deposited with a financial institution. Deposits having an original maturity of three months or less at the time they are purchased are presented in the financial statements as Cash and Cash Equivalents.

D. Net Position

Net position represents the difference between assets and liabilities and deferred inflows of resources. Net position is reported as restricted when there are limitations imposed on their use either through enabling legislation adopted by the Authority 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 position are available. The Authority had no restricted net position at December 31, 2023.

E. 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.

F. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

NORTHERN NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

(continued)

G. Subsequent Events

The Authority has evaluated subsequent events through the date which the financial statements were available to be issued.

NOTE 3 – COMMUNITY DEVELOPMENT CHARGE

The Authority can levy an annual community authority development charge up to 7.5 mills on the assessed value of all subject property within the Authority. The charge is currently levied at 7.5 mills. Charge revenue recognized represents the amount levied and payable on August 31 of each year. Charge assessments are levied on the assessed values certified by the Delaware County the second Monday in September. The assessed value is established by state law at 35% of the current market value. Property is levied the tax year after the Authority receives a Certificate of Occupancy from the City of Delaware. Market values are determined by the Authority based on the current County Auditor's appraisal values or building permit values on occupied homes that have not yet been appraised by the County Auditor.

The assessed value of real property, upon which the tax year August 2022 community development charges were levied, was sufficient to generate community charge revenues of \$152,312 at December 31, 2023.

NOTE 4 – RECEIVABLES AND DEFERRED INFLOWS OF RESOURCES

Receivables at December 31, 2023 consisted of community development charges and are considered collectible in full within one year. Amounts assessed and due but not collected, are reflected as both receivable and deferred inflow of resources on the statement of net position. The amount recorded as a receivable and deferred inflow of resources at year-end was \$182,079. However, no activity occurred after the final replenishment for the year, so the amounts are the same.

NOTE 5 – COOPERATION AGREEMENT WITH THE CITY OF DELAWARE

As stated in Note 3, the Authority levies an annual community development charge of 7.5 mills on the assessed value of all property within the developed authority. The Authority has an agreement with the City of Delaware to remit these payments to the City to reduce the construction costs incurred by the City. In 2015, general obligation bonds in the amount of \$2.545 million were issued in the name of the City to finance current and future expansion. In 2023, \$120,000 of the principal was paid by the City and the outstanding principal is \$2.025 million at December 31.

NOTE 6 – CONTINGENT LIABILITIES

There are no claims or lawsuits pending against the Authority at December 31, 2023.

NORTHERN NEW COMMUNITY AUTHORITY**DELAWARE COUNTY**

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

(continued)

NOTE 7 – RISK MANAGEMENT

For the year ended December 31, 2023, the Authority has obtained risk coverage for general liability, including theft or loss. The Authority has no assets, other than cash held in a banking institution. Settled claims have not exceeded commercial coverage in the past three years. There was no significant reduction from prior year.

NOTE 8 – JOINTLY GOVERNED ORGANIZATION

The Authority was established pursuant to Chapter 349 of the Ohio Revised Code to encourage the orderly development of a well-planned, diversified, and economically sound community; to encourage initiative and participation of private enterprise in this undertaking; and to encourage cooperation between the developer and the Authority to carry out the new community development program.

The Authority is governed by a seven member Board of Trustees. Delaware City Council appoints three citizen members to the Authority Board to represent the interests of present and future residents and one member to serve as a representative of the City. The Developer shall appoint three members to serve on the Board as representatives of the Developer.

As disclosed in Note 5, a cooperative agreement has been established with the City of Delaware specific to repayment of notes issued by the City to construct the related infrastructure within the Authority. Although this agreement is in place, City of Delaware Council cannot impose its will on the Authority and cannot approve current or future Authority operating budgets.

NOTE 9 – ACCUMULATED DEFICIT

At December 31, 2023 the Authority has an accumulated deficit of net position of \$1,982,066. 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 facilities. The titles to these assets have been transferred to the City of Delaware. This deficit will be reduced and eliminated as outstanding debt is paid with, primarily, future community development charges.

NOTE 10 – DEPOSITS AND INVESTMENTS

State statutes classify monies held by the Authority into three categories. Active deposits are public deposits necessary to meet current demands on the treasury. Such monies must be maintained either as cash in the Authority Treasury, in commercial accounts payable or withdrawable on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.

Inactive deposits are public deposits that the Board of Trustees has identified as not required for use within the current five-year period of designation of depositories. Inactive deposits must either be evidenced by certificates of deposit maturing not later than the end of the current period of designation of depositories, or by savings or deposit accounts including, but not limited to, pass book accounts.

NORTHERN NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

(continued)

Interim deposits are deposits of interim monies. Interim monies are those monies that are not needed for immediate use but which will be needed before the end of the current period of designation of depositories. Interim deposits must be evidenced by time certificates of deposit maturing not more than one year from the date of deposit or by savings or deposit accounts including pass book accounts.

State statutes permits interim monies to be deposited or invested in a variety of securities and investments including US treasury notes, bills, bonds, or any other obligation or security issued by the United States Treasury, or any other obligation guaranteed as to principal and interest by the United States.

Statement No. 3 as amended by Statement No. 40 of the Governmental Accounting Standards Board requires the Authority to disclose essential risk information about deposits and investments. The disclosure requirements cover four main areas: credit risk, interest rate and investment maturity, interest rate sensitivity and foreign exchange exposure.

Deposits

Custodial Credit Risk – Deposits. The carrying amount of the Authority's deposits at December 31, 2023 was \$10,000. The bank balance was the same as the carrying value. The Authority's deposits are protected only up to amounts covered by the Federal Depository Insurance Corporation (FDIC). The Authority had no deposits at December 31, 2023 in excess of the FDIC insurance levels.

Investments

The Authority had no investments for the year ended December 31, 2023.

Based on the Authority having only demand deposits at December 31, 2023, the Authority is not subject to interest rate, credit, concentration, or custodial credit risks.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
REQUIRED BY *GOVERNMENT AUDITING STANDARDS***

Northern New Community Authority
Delaware County
1 South Sandusky Street
Delaware, Ohio 43015

To the Governing Board:

We have audited, 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 (*Government Auditing Standards*), the financial statements of the Northern New Community Authority, Delaware County, (the Authority) as of and for the years ended December 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated June 2, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority'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 the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority'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 Authority'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.

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. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Northern New Community Authority

Delaware County

Independent Auditor's Report on Internal Control

Over Financial Reporting and on Compliance and Other Matters

Required by *Government Auditing Standards*

Page 2

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, 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 no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

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 the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Wilson, Shumaker & Snod, Inc.

Newark, Ohio

June 2, 2025

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OHIO AUDITOR OF STATE KEITH FABER



DELAWARE NORTHERN 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 8/21/2025

65 East State 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