

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

REGULAR AUDIT

JANUARY 1, 2019 – DECEMBER 31, 2020



OHIO AUDITOR OF STATE
KEITH FABER



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

Board of Directors
Delaware South New Community Authority
C/O City of Delaware
1 South Sandusky Street
Delaware, Ohio 43015

We have reviewed the *Independent Auditor's Report* of the Delaware South New Community Authority, Delaware County, prepared by Wilson, Shannon & Snow, Inc., for the audit period January 1, 2019 through December 31, 2020. 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 Delaware South 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

June 10, 2021

This page intentionally left blank.

**DELAWARE SOUTH NEW COMMUNITY AUTHORITY
DELAWARE COUNTY**

TABLE OF CONTENTS

<u>TITLE</u>	<u>PAGE</u>
INDEPENDENT AUDITOR’S REPORT	1
MANAGEMENT’S DISCUSSION AND ANALYSIS – YEAR ENDED DECEMBER 31, 2020	3
BASIC FINANCIAL STATEMENTS:	
STATEMENT OF NET POSITION – DECEMBER 31, 2020	7
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - – FOR THE YEAR ENDED DECEMBER 31, 2020	8
STATEMENT OF CASH FLOWS – FOR THE YEAR ENDED DECEMBER 31, 2020	9
NOTES TO THE BASIC FINANCIAL STATEMENTS – FOR THE YEAR ENDED DECEMBER 31, 2020	10
MANAGEMENT’S DISCUSSION AND ANALYSIS – YEAR ENDED DECEMBER 31, 2019	16
BASIC FINANCIAL STATEMENTS:	
STATEMENT OF NET POSITION – DECEMBER 31, 2019	20
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - – FOR THE YEAR ENDED DECEMBER 31, 2019	21
STATEMENT OF CASH FLOWS – FOR THE YEAR ENDED DECEMBER 31, 2019	22
NOTES TO THE BASIC FINANCIAL STATEMENTS – FOR THE YEAR ENDED DECEMBER 31, 2019	23
INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS REQUIRED BY <i>GOVERNMENT AUDITING STANDARDS</i>	29

This page intentionally left blank.

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



INDEPENDENT AUDITOR'S REPORT

To the Governing Board:

Report on the Financial Statements

We have audited the accompanying financial statements of the Delaware South New Community Authority, Delaware County, Ohio (the Authority), as of and for the years ended December 31, 2020 and 2019, and the related notes to the financial statements, which collectively comprise the 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 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 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 overall financial statement presentation.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Delaware South New Community Authority, Delaware County as of December 31, 2020 and 2019, and the changes in its 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.

Emphasis of Matter

As disclosed in the Notes to the financial statements, the financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of the Authority. In addition, the Authority restated beginning 2019 net position to properly account for due to other governments. We did not modify our opinion regarding this matter.

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 April 30, 2021, 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. 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 Authority's internal control over financial reporting and compliance.

Wilson, Shuman & Snow, Inc.

April 30, 2021
Newark, Ohio

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2020

(Unaudited)

The management's discussion and analysis of the Delaware South 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, 2020. 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 2007 to construct Glenn Parkway to provide necessary infrastructure for the further residential development of the City. At the time of the signing, the estimated cost of the project was \$12.4 million. The total cost of the project, including the addition to relocate of the Winter Rd/Peachblow Rd intersection, excluding interest expense on bond anticipation notes [BANs] issued by the City, at December 31, 2020 was \$14.2 million.
2. Between 2005 and 2009, the City issued \$18.15 million in BANs to cover the cost of the project. These one-year BANs had been re-issued over the years as interest rates for BANs were significantly less than general obligation bonds. Total interest expense paid, net of any BAN premiums, since 2006 amounts to \$1.966 million.
3. In 2019, bond rates were low enough that the notes were paid off and bonds were issued in the amount of \$7.15m. As with the BANs mentioned above, the bonds are in City's name, not the Authority's. They mature in 2028 and were issued at interest rates from 2% to 5%. Debt payment requirements range from \$765.5k in 2020 to over \$1.02m in 2026.
4. Federal grant money [\$3.9 million] was awarded to the City and used to fund part of the project [relocate Winter Rd/Peachblow Rd intersection].
5. Authority charges of 7.5 mils have been assessed and collected upon for all new structures built within the Authority's boundaries. Total collections since inception are \$3.06 million.
6. Other revenues received by the City, including developer payments [\$774 thousand], land sale [\$583 thousand], and Interest Income [\$806 thousand] were 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.
7. Completed public acquisitions and construction on Glenn Parkway totaling \$14.1 million were capitalized by the Authority and donated to the City in prior years.
8. The Authority's net deficit at December 31 was \$6,821,563 for 2020. 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 #5 above.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2020

(Unaudited)

[continued]

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 Changes 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 Changes 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. 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 Changes 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 Changes 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 changes in 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 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 explain some of the information in the financial statements and provide more detailed data.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY**DELAWARE COUNTY***Management's Discussion and Analysis for the**Year Ended December 31, 2020**(Unaudited)**[continued]***Financial Analysis**

Table 1 provides a comparative analysis summary of Authority's net position for 2020 and 2019.

Table 1; Net Position

	<u>2020</u>	<u>2019</u>
Assets:		
Current Assets	\$ 1,040,702	\$ 868,000
Total Assets	<u>1,040,702</u>	<u>868,000</u>
Liabilities:		
Due to Other Governments	6,831,563	7,563,704
Total Liabilities	<u>6,831,563</u>	<u>7,563,704</u>
Deferred Inflows of Resources	<u>1,030,702</u>	<u>858,000</u>
Net Position:		
Unrestricted	<u>(6,821,563)</u>	<u>(7,553,704)</u>
Total Net Position	<u>\$ (6,821,563)</u>	<u>\$ (7,553,704)</u>

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

Table 2; Change in Net Position

	<u>2020</u>	<u>2019</u>
Operating Revenues	\$ 880,837	\$ 737,156
Operating Expenses	242,992	1,631
Operating Income	637,845	735,525
Non-Operating Revenues	94,296	41,459
Change in Net Position	732,141	776,984
Beginning Net Position	<u>(7,553,704)</u>	<u>(8,330,688)</u>
Ending Net Position	<u>\$ (6,821,563)</u>	<u>\$ (7,553,704)</u>

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2020

(Unaudited)

[continued]

Operating revenues increased significantly in 2020 as more and more homes are built and occupied within the boundaries of the Authority. In 2019 and 2020, 159 and 180 homes were completed and occupied, respectively. Community Authority charges are currently the only operating revenues and these are assessed on occupied homes only. Operating expenses increased for 2020.

Change in Net Position

Going forward, the Authority is expected to show continued increases in community development charge revenues as the growth in housing 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 acquire the asset. The Community Development Charge is calculated on 7.5 mills 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 General Obligation Bonds. These bonds were issued at a 5% interest rate that decreases to 2% and matures in 2028. 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 Rob Alger, Treasurer, Delaware South New Community Authority at:

Rob Alger, City of Delaware, 1 South Sandusky St, Delaware OH 43015, 740.203.1203.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY
 DELAWARE COUNTY
 STATEMENT OF NET POSITION
 AS OF DECEMBER 31, 2020

	<u>2020</u>
ASSETS	
Cash and Cash Equivalents	\$ 10,000
Community Charges Receivable	<u>1,030,702</u>
<i>Total Assets</i>	<u>1,040,702</u>
LIABILITIES	
Current Liabilities	
Due to Other Governments	<u>6,831,563</u>
<i>Total Liabilities</i>	<u>6,831,563</u>
DEFERRED INFLOWS OF RESOURCES	
Assessments to be Levied in the Next Year	<u>1,030,702</u>
<i>Total Deferred Inflows of Resources</i>	<u>1,030,702</u>
NET POSITION	
Unrestricted	<u>(6,821,563)</u>
<i>Total Net Position</i>	<u><u>\$ (6,821,563)</u></u>

See notes to the basic financial statements

DELAWARE SOUTH NEW COMMUNITY AUTHORITY
 DELAWARE COUNTY
 STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
 FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>2020</u>
OPERATING REVENUES	
Community Authority Charges	\$ 880,837
Total Operating Revenues	<u>880,837</u>
OPERATING EXPENSES	
Services and Charges	<u>242,992</u>
Total Operating Expenses	<u>242,992</u>
<i>Operating Income</i>	637,845
NON-OPERATING REVENUES AND EXPENSES	
Non-operating Revenues	<u>94,296</u>
Total Non-Operating Revenues	<u>94,296</u>
<i>Change in Net Position</i>	732,141
Beginning Net Position	<u>(7,553,704)</u>
Ending Net Position	<u><u>\$ (6,821,563)</u></u>

See notes to the basic financial statements

DELAWARE SOUTH NEW COMMUNITY AUTHORITY
 DELAWARE COUNTY
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>2020</u>
Cash Flows From Operating Activities	
Cash Received From Community Authority Charges	\$ 880,837
Cash Paid to City	(878,262)
Cash Paid to Others	<u>(2,575)</u>
Net Cash Provided by Operating Activities	<u>0</u>
Net Change In Cash and Cash Equivalents	0
Cash and Cash Equivalents at Beginning of Year	<u>10,000</u>
Cash and Cash Equivalents at End of Year	<u>\$ 10,000</u>
Reconciliation of Operating Income to Net Cash Provided by Operating Activities	
Operating Income	\$ 637,845
Non-operating revenues	94,296
Adjustment:	
Decrease in Due to Other Governments	<u>(732,141)</u>
Net Cash Provided by Operating Activities	<u>\$ 0</u>

See notes to the basic financial statements

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2020

NOTE 1 - REPORTING ENTITY

The Delaware South 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 January 9, 2007, Tanglewood Development Company LLC, Tanglewood Investment Company LLC, Rockford Homes Inc., Homerock LLC, Lakes at Cheshire LLC, and Dominion Homes Inc., (collectively, 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 February 12, 2007. The Petition was also accepted by resolution of the City Council of the City of Delaware, February 12, 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 650 acres of land located in the City of Delaware, Ohio and Delaware County, Ohio. The entire project includes the acquisition of property and the construction of the Glenn Parkway. 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

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2020

(continued)

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.

A. Basis of Presentation

The Authority's basic financial statements consist of a statement of net position; a statement of revenues, expenses, and changes 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, changes 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 Changes 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, 2020.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2020

(continued)

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.

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 the full 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 millage 1 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 2019 community development charges were levied was sufficient enough to generate community charge revenues of \$880,837 for the year ended December 31, 2020.

NOTE 4 – RECEIVABLES AND DEFERRED INFLOWS OF RESOURCES

Receivables at December 31 consisted of levied but not yet assessed community development charges and delinquent community development charges. All receivables are considered collectible. Amounts assessed and due but not collected, are reflected as both a receivable and deferred inflow of resources on the statement of net position. The amount recorded as a receivable and deferred inflow of resources at December 31 was \$1,030,702 for 2020.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

*Notes to the Basic Financial Statements
For the Year Ended December 31, 2020
(continued)*

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.

NOTE 6 – CONTINGENT LIABILITIES

There are no claims or lawsuits pending against the Authority at December 31, 2020.

NOTE 7 – RISK MANAGEMENT

For the year ended December 31, 2020, the Authority had 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, the Authority has an accumulated deficit of net position of \$6,821,563 for 2020. 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

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2020

(continued)

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 withdraw able on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.

Inactive deposits are public deposits that the Board of Trustee 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.

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, was \$10,000 for 2020. 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, 2020 in excess of the FDIC insurance levels.

Investments

The Authority had no investments for the year ended December 31, 2020.

Based on the Authority having only demand deposits during 2020, the Authority is not subject to interest rate, credit, concentration, or custodial credit risks.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2020

(continued)

NOTE 11 -- COVID-19

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 will impact subsequent periods of the Authority. The investments of the pension and other employee benefit plan in which the Authority participates have incurred a significant decline in fair value, consistent with the general decline in financial markets. However, because the values of individual investments fluctuate with market conditions, and due to market volatility, the amount of losses that will be recognized in subsequent periods, if any, cannot be determined. In addition, the impact on the Authority's future operating costs, revenues, and any recovery from emergency funding, either federal or state, cannot be estimated.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2019

(Unaudited)

The management's discussion and analysis of the Delaware South 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, 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 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 2007 to construct Glenn Parkway to provide necessary infrastructure for the further residential development of the City. At the time of the signing, the estimated cost of the project was \$12.4 million. The total cost of the project, including the addition to relocate of the Winter Rd/Peachblow Rd intersection, excluding interest expense on bond anticipation notes [BANs] issued by the City, at December 31, 2019 was \$14.2 million.
2. Between 2005 and 2009, the City issued \$18.15 million in BANs to cover the cost of the project. These one-year BANs had been re-issued over the years as interest rates for BANs were significantly less than general obligation bonds. Total interest expense paid, net of any BAN premiums, since 2006 amounts to \$1.966 million.
3. In 2019, bond rates were low enough that the notes were paid off and bonds were issued in the amount of \$7.15m. As with the BANs mentioned above, the bonds are in City's name, not the Authority's. They mature in 2028 and were issued at interest rates from 2% to 5%. Debt payment requirements range from \$765.5k in 2020 to over \$1.02m in 2026.
4. Federal grant money [\$3.9 million] was awarded to the City and used to fund part of the project [relocate Winter Rd/Peachblow Rd intersection].
5. Authority charges of 7.5 mils have been assessed and collected upon for all new structures built within the Authority's boundaries. Total collections since inception are \$3.06 million.
6. Other revenues received by the City, including developer payments [\$679 thousand], land sale [\$583 thousand], and Interest Income [\$806 thousand] were 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.
7. Completed public acquisitions and construction on Glenn Parkway totaling \$14.1 million were capitalized by the Authority and donated to the City in prior years.
8. The Authority's net deficit at December 31 was \$7,553,704 for 2019. 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 #5 above.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2019

(Unaudited)

[continued]

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 Changes 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 Changes 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. 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 Changes 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 Changes 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 changes in 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 2019 and 2018, as restated.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY**DELAWARE COUNTY***Management's Discussion and Analysis for the**Year Ended December 31, 2019**(Unaudited)**[continued]*

Table 1; Net Position

	<u>2019</u>	<u>2018</u>
Assets:		
Current Assets	\$ 868,000	\$ 740,262
Total Assets	<u>868,000</u>	<u>740,262</u>
Liabilities:		
Due to Other Governments	7,563,704	8,340,606
Total Liabilities	<u>7,563,704</u>	<u>8,340,606</u>
Deferred Inflows of Resources	<u>858,000</u>	<u>730,344</u>
Net Position:		
Unrestricted	(7,553,704)	(8,330,688)
Total Net Position	<u>\$ (7,553,704)</u>	<u>\$ (8,330,688)</u>

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

Table 2; Change in Net Position

	<u>2019</u>	<u>2018</u>
Operating Revenues	\$ 737,156	\$ 607,715
Operating Expenses	<u>1,631</u>	<u>20,516</u>
Operating Income	735,525	587,199
Non-Operating Revenues	<u>41,459</u>	<u>0</u>
Change in Net Position	776,984	587,199
Beginning Net Position [restated]	(8,330,688)	(8,917,887)
Ending Net Position	<u>\$ (7,553,704)</u>	<u>\$ (8,330,688)</u>

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2019

(Unaudited)

[continued]

Operating revenues increased significantly in 2019 as more and more homes are built and occupied within the boundaries of the Authority. In 2019 and 2018, 159 and 152 homes were completed and occupied, respectively. Community Authority charges are currently the only operating revenues and these are assessed on occupied homes only. Operating expenses decreased for 2019.

Change in Net Position

Going forward, the Authority is expected to show continued increases in community development charge revenues as the growth in housing 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 acquire the asset. 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 General Obligation Bonds. These bonds were issued at a 5% interest rate that decreases to 2% and matures in 2028. 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 Rob Alger, Treasurer, Delaware South New Community Authority at:

Rob Alger, City of Delaware, 1 South Sandusky St, Delaware OH 43015, 740.203.1203.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY
 DELAWARE COUNTY
 STATEMENT OF NET POSITION
 AS OF DECEMBER 31, 2019

	<u>2019</u>
ASSETS	
Cash and Cash Equivalents	\$ 10,000
Community Charges Receivable	<u>858,000</u>
<i>Total Assets</i>	<u>868,000</u>
LIABILITIES	
Current Liabilities	
Due to Other Governments	<u>7,563,704</u>
<i>Total Liabilities</i>	<u>7,563,704</u>
DEFERRED INFLOWS OF RESOURCES	
Assessments to be Levied in the Next Year	<u>858,000</u>
<i>Total Deferred Inflows of Resources</i>	<u>858,000</u>
NET POSITION	
Unrestricted	<u>(7,553,704)</u>
<i>Total Net Position</i>	<u><u>\$ (7,553,704)</u></u>

See notes to the basic financial statements

DELAWARE SOUTH NEW COMMUNITY AUTHORITY
 DELAWARE COUNTY
 STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
 FOR THE YEAR ENDED DECEMBER 31, 2019

	<u>2019</u>
OPERATING REVENUES	
Community Authority Charges	\$ 737,156
Total Operating Revenues	<u>737,156</u>
OPERATING EXPENSES	
Services and Charges	<u>1,631</u>
Total Operating Expenses	<u>1,631</u>
<i>Operating Income</i>	735,525
NON-OPERATING REVENUES AND EXPENSES	
Intergovernmental Revenues	<u>41,459</u>
Total Non-Operating Revenues	<u>41,459</u>
<i>Change in Net Position</i>	776,984
Beginning Net Position <i>[restated]</i>	<u>(8,330,688)</u>
Ending Net Position	<u>\$ (7,553,704)</u>

See notes to the basic financial statements

DELAWARE SOUTH NEW COMMUNITY AUTHORITY
 DELAWARE COUNTY
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED DECEMBER 31, 2019

	<u>2019</u>
Cash Flows From Operating Activities	
Cash Received From Community Authority Charges	\$ 737,156
Cash Paid to City	(735,443)
Cash Paid to Others	<u>(1,631)</u>
Net Cash Provided by Operating Activities	<u>82</u>
Net Change In Cash and Cash Equivalents	82
Cash and Cash Equivalents at Beginning of Year	<u>9,918</u>
Cash and Cash Equivalents at End of Year	<u>\$ 10,000</u>

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

Operating Income	\$ 735,525
Adjustment:	
Decrease in Due to Other Governments	<u>(776,902)</u>
Net Cash Provided by Operating Activities	<u>\$ 82</u>

See notes to the basic financial statements

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2019

NOTE 1 - REPORTING ENTITY

The Delaware South 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 January 9, 2007, Tanglewood Development Company LLC, Tanglewood Investment Company LLC, Rockford Homes Inc., Homerock LLC, Lakes at Cheshire LLC, and Dominion Homes Inc., (collectively, 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 February 12, 2007. The Petition was also accepted by resolution of the City Council of the City of Delaware, February 12, 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 650 acres of land located in the City of Delaware, Ohio and Delaware County, Ohio. The entire project includes the acquisition of property and the construction of the Glenn Parkway. 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

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2019

(continued)

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 .

A. Basis of Presentation

The Authority's basic financial statements consist of a statement of net position; a statement of revenues, expenses, and changes 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, changes 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 Changes 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, 2019.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2019

(continued)

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.

G. Subsequent Events

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

NOTE 3 – RESTATEMENT OF NET POSITION

The Authority's 2019 beginning net position was decreased by \$1,112,347, from (\$7,218,341) to (\$8,330,688). The City of Delaware collected Transportation Impact Fees for resident and business construction projects within the Authority boundaries and had 'offset' the amount the Authority owed to the City for infrastructure installed within the Authority. The impact fees were set-aside in case the market was such that Community Authority charges were not enough to cover future debt service payments associated with the Bond Anticipation Notes, later converted to Bonds, issued to cover the cost of the infrastructure. This offset was not part of the Authority By-laws or any agreement between the Authority and the City. From 2005 through 2018, these impact fees totaled \$1,112,347.

It was subsequently determined by the City, and agreed upon by the Board, that the Community Authority charges would be sufficient to cover these future payments and the amount owed to the City was increased by the sum of these impact fees.

NOTE 4 – 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 the full 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 millage 1 year after the Authority receives a Certificate of

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2019

(continued)

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 2018 community development charges were levied was sufficient enough to generate community charge revenues of \$737,156 for the year ended December 31, 2019.

NOTE 5 – RECEIVABLES AND DEFERRED INFLOWS OF RESOURCES

Receivables at December 31 consisted of levied but not yet assessed community development charges and delinquent community development charges. All receivables are considered collectible. Amounts assessed and due but not collected, are reflected as both a receivable and deferred inflow of resources on the statement of net position. The amount recorded as a receivable and deferred inflow of resources at December 31 was \$858,000 for 2019.

NOTE 6 – COOPERATION AGREEMENT WITH THE CITY OF DELAWARE

As stated in Note 4, 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 until the Authority is able to issue bonds and finance the debt on its own.

NOTE 7 – CONTINGENT LIABILITIES

There are no claims or lawsuits pending against the Authority at December 31, 2019.

NOTE 8 – RISK MANAGEMENT

For the year ended December 31, 2019, the Authority had 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 9 – 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

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2019

(continued)

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 6, 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 10 – ACCUMULATED DEFICIT

At December 31, the Authority has an accumulated deficit of net position of \$7,553,704 for 2019. 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 11 – 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 withdraw able on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.

Inactive deposits are public deposits that the Board of Trustee 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.

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.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2019

(continued)

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, was \$10,000 for 2019. 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, 2019 in excess of the FDIC insurance levels.

Investments

The Authority had no investments for the year ended December 31, 2019.

Based on the Authority having only demand deposits during 2019, the Authority is not subject to interest rate, credit, concentration, or custodial credit risks.

NOTE 12 -- COVID-19

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 will impact subsequent periods of the Authority. The investments of the pension and other employee benefit plan in which the Authority participates have incurred a significant decline in fair value, consistent with the general decline in financial markets. However, because the values of individual investments fluctuate with market conditions, and due to market volatility, the amount of losses that will be recognized in subsequent periods, if any, cannot be determined. In addition, the impact on the Authority's future operating costs, revenues, and any recovery from emergency funding, either federal or state, cannot be estimated.

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

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

To the Governing Board:

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 Delaware South New Community Authority, Delaware County, (the Authority) as of and for the years then ended December 31, 2020 and 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated April 30, 2021, wherein we noted the Authority considered the financial impact of COVID-19 as disclosed in the notes to the financial statements. In addition, beginning 2019 net position was restated to properly account for due to other governments.

Internal Control Over Financial Reporting

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



April 30, 2021
Newark, Ohio

OHIO AUDITOR OF STATE KEITH FABER



DELAWARE SOUTH 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 6/22/2021

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