

***CONCORD SCIOTO COMMUNITY AUTHORITY***  
**Delaware County, Ohio**

**AUDIT REPORT**

**For the Years Ended December 31, 2017 and 2016**







# Dave Yost • Auditor of State

Board of Trustees  
Concord Scioto Community Authority  
585 S Front Street  
Columbus, OH 43215

We have reviewed the *Independent Auditor's Report* of the Concord Scioto Community Authority, Delaware County, prepared by Charles E. Harris & Associates, Inc., for the audit period January 1, 2016 through December 31, 2017. 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 Concord Scioto Community Authority is responsible for compliance with these laws and regulations.

A handwritten signature in black ink that reads "Dave Yost".

Dave Yost  
Auditor of State

November 2, 2018

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**CONCORD SCIOTO COMMUNITY AUTHORITY**  
**DELAWARE COUNTY**  
**AUDIT REPORT**  
For the Years Ended December 31, 2017 and 2016

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***Charles E. Harris & Associates, Inc.***  
*Certified Public Accountants*

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## **INDEPENDENT AUDITOR'S REPORT**

Concord Scioto Community Authority  
Delaware County  
585 South Front Street, Suite 220  
Columbus, Ohio 43215

To the Board of Trustees:

### ***Report on the Financial Statements***

We have audited the accompanying financial statements of the business-type activities of the Concord Scioto Community Authority, Delaware County, Ohio, (the Authority), as of and for the years ended December 31, 2017 and 2016, 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 the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### ***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers 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 for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Concord Scioto Community Authority, Delaware County, Ohio as of December 31, 2017 and 2016, and the changes in its financial position and its cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matters***

***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, 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.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated September 7, 2018, 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.



***Charles E. Harris & Associates, Inc.***  
September 7, 2018



**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2017 and 2016  
(UNAUDITED)**

The management's discussion and analysis of the Concord/Scioto Community Authority, Delaware, Ohio, (the Authority), financial performance provides an overall review of the Authority's financial activities for the fiscal years ended December 31, 2017 and 2016. 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. Net position at December 31, 2017 was a negative \$953,305. Net position at December 31, 2016 was a negative \$636,866. In recent years there was a continual contribution by Delaware County to finance the construction of the water treatment facility, and the pump station. The Authority accumulates infrastructure improvement costs that are reflected in the Statements of Net Position, upon closing, as capital assets. These capital assets are donated to the County upon completion or acquisition and this is the cause of negative balances for 2017 and 2016.
2. In 2007, an intergovernmental cooperation agreement was executed between the Authority and Delaware County for the construction of the O'Shaughnessy Pump Station to support the water treatment facility which was previously constructed by the Authority and transferred to the County in 2013. Delaware County assumed the responsibility of financing the design and construction of the pump station. Construction began in November 2014, and incurred accumulated construction and management costs as of December 31, 2017 and 2016 of \$4,439,252 and \$2,254,858, respectively. In accordance with the intergovernmental cooperation agreement, the Authority agreed to transfer the pump station to Delaware County upon completion. On November 9, 2017, assets costing \$4,439,252 for Projects 1 and 3 were transferred to Delaware County. In addition, in 2017, the Harvest Point Project was also included in the Authority financed assets with a total costs of \$727,114 which were donated to Delaware County as part of the expansion of the Authority.

**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 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 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.

**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2017 and 2016  
(UNAUDITED)  
(Continued)**

**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 accrual 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 those assets. 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.

**Financial Analysis**

Table 1 provides a summary of the Authority's net position for fiscal years 2017, 2016 and 2015.

	Table 1 Net Position		
	<u>2017</u>	<u>2016</u>	<u>2015</u>
<b>Assets:</b>			
Current Assets	\$ 11,323	\$ 9,921	\$ 313,522
Capital Assets	<u>-</u>	<u>173,035</u>	<u>2,254,858</u>
<b>Total Assets</b>	<b>\$ 11,323</b>	<b>182,956</b>	<b>2,568,380</b>
<b>Liabilities:</b>			
Current Liabilities	177,555	82,525	362,510
Long Term Liabilities	<u>777,143</u>	<u>737,297</u>	<u>-</u>
<b>Total Liabilities</b>	<b>954,698</b>	<b>819,822</b>	<b>362,510</b>
Total Deferred Inflows of Resources	<u>9,930</u>	<u>-</u>	<u>227,480</u>
<b>Net Position:</b>			
Net investment in capital assets	-	173,035	2,254,858
Unrestricted	<u>(953,305)</u>	<u>(809,901)</u>	<u>(276,468)</u>
<b>Total Net Position</b>	<b><u>\$(953,305)</u></b>	<b><u>(636,866)</u></b>	<b><u>\$1,978,390</u></b>

**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2017 and 2016  
(UNAUDITED)  
(Continued)**

Table 2 reflects the changes in net position for fiscal years 2017, 2016, and 2015.

Table 2  
Change in Net Position

	<u>2017</u>	<u>2016</u>	<u>2015</u>
<b>Operating Revenue</b>	\$ -	\$ -	\$ -
<b>Operating Expenses</b>	98,259	153,440	77,978
<b>Non-Operating Revenues/Expenses</b>			-
Interest on bonds	<u>45,145</u>	<u>10,183</u>	<u>(77,978)</u>
<b>Change in Net Position Before Transfers</b>	(143,404)	(163,623)	
<b>Intergovernmental Transfers In/Out</b>			
Transfers from Delaware County	4,266,217	620,915	1,870,229
Transfers to Delaware County	<u>(4,439,252)</u>	<u>(3,072,548)</u>	<u>-</u>
<b>Total Change in Net Position</b>	<u>\$ (316,439)</u>	<u>(2,615,256)</u>	<u>\$ 1,792,251</u>

**Change in Net Position:** The Authority experienced a decrease in net position for fiscal years 2017 of \$316,439, primarily as a result of the Authority donating \$4,266,217 in 2017 to pay for construction costs of projects 1 and 3 which upon completion were subsequently donated back to Delaware County with a total cost of \$4,439,252. For fiscal year 2016, the Authority experienced a decrease in net position of \$2,615,633 primarily as a result of the Authority donating the completed O'Shaughnessy Pump Station with a cost value of \$2,345,434 and the Harvest Point Development costing \$727,114 to Delaware County in 2016. The County in turn donated \$620,915 toward the cost of O'Shaughnessy in 2016 which helped to offset the decrease in net position. And finally, the Authority experienced an increase in net position for fiscal years 2015 of \$1,792,251 primarily as a result of Delaware County contributing \$1,870,229 towards the construction of the O'Shaughnessy Pump Station.

The Authority also experienced a reduction in operating expenses in 2017. Total operating expenses were \$98,259 in 2017, as opposed to \$153,439 incurred in 2016. Operating expenses for 2015 was \$77,978. Additional, there was non-operating interest carry cost of \$45,145 in 2017 compared with 2016 of only \$10,183 as a result of a new Bond to finance the acquisition of the Harvest Point Project which began in late 2016. There were no sources of revenues during the period 2017, 2016 and 2015.

**Budgeting**

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

**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2017 and 2016  
(UNAUDITED)  
(Continued)**

**Capital Assets**

The Authority's capital assets consist of community infrastructure facilities in the form of roads, water lines, and sewer lines. These assets are not capitalized or depreciated because upon completion or acquisition, and upon approval by the receiving local government, these assets are donated and are not recognized as contributed capital on the financial statements of the Authority. There was a total of \$9,014,051 in capital assets donated to Delaware County in 2017, including \$4,574,799 from the Developers which did not flow through the Authority, and \$3,072,548 in capital assets contributed to Delaware County in 2016.

**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 John Parns, Treasurer, Concord/Scioto Community Authority, 585 South Front Street, Suite 220, Columbus, Ohio 43215, 614 224-3078.

**Concord Scioto Community Authority**  
**Statements of Net Position**  
As of December 31, 2017 and 2016

	2017	2016
<b>ASSETS</b>		
Current Assets		
Cash and cash equivalents	\$ 1,393	\$ 4,171
Accounts receivable	9,930	-
Prepaid expenses	-	5,750
Total Current Assets	11,323	9,921
Non-Depreciable Capital Assets		
Construction in progress	-	173,035
Total Non-Current Assets	-	173,035
<b>TOTAL ASSETS</b>	<b>\$ 11,323</b>	<b>\$ 182,956</b>
<b>LIABILITIES</b>		
Current Liabilities		
Accounts payable	\$ 51,128	\$ 82,525
Loan from Metro Development	121,128	-
Accrued interest - Metro Laon	5,299	-
Total Current Liabilities	177,555	82,525
Long Term Liabilities		
Accrued interest	50,029	10,183
Bonds payable	727,114	727,114
Total Long Term Liabilities	777,143	737,297
<b>TOTAL LIABILITIES</b>	<b>954,698</b>	<b>819,822</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Unearned Revenues	9,930	-
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>9,930</b>	<b>-</b>
<b>NET POSITION</b>		
Net investment in capital assets	-	173,035
Unrestricted net position	953,305	(809,901)
<b>TOTAL NET(DEFICIT) POSITION</b>	<b>\$ (953,305)</b>	<b>\$ (636,866)</b>

See accompanying notes to the basic financial statements.

**Concord Scioto Community Authority**  
**Statements of Revenues, Expenses and Changes in Net Position**  
For the Years Ended December 31, 2017 and 2016

	2017	2016
Operating Revenue/Expense		
Operating Revenue		
Miscellaneous revenue	\$ -	\$ -
Total Operating Revenue	-	-
Operating Expense		
Treasurer fees - fin. mgmt. services	19,617	11,773
Administrator expenses	12,500	17,500
Legal fees	56,962	112,525
Trustee fees	5,750	-
Auditor expense	-	8,641
Insurance expense	3,130	2,603
Other expenses	300	398
Total Operating Expense	98,259	153,440
Operating Loss	(98,259)	(153,440)
Non-operating Revenues/(Expenses)		
Interest expense	(45,145)	(10,183)
Total Non-operating Revenues/(Expenses)	(45,145)	(10,183)
Change in Net Position Before Transfers	(143,404)	(163,623)
Intergovernmental Transfers		
Transfers from Delaware County	4,266,217	620,915
Transfers to Delaware County	(4,439,252)	(3,072,548)
Net Intergovernment Transfers	(173,035)	(2,451,633)
Total Change in Net Position	(316,439)	(2,615,256)
Net Position, Beginning of Period	(636,866)	1,978,390
Net Position, End of Period	\$ (953,305)	\$ (636,866)

See accompanying notes to the financial statements.

**Concord Scioto Community Authority**  
**Statements of Cash Flows**  
For the Years Ended December 31, 2017 and 2016

	2017	2016
Cash Flows From Operating Activities		
Cash payment for treasurer expenses	\$ (10,006)	\$ (9,363)
Cash payments for administrator expenses	(18,750)	(10,000)
Cash payments for legal fees	(85,840)	(50,265)
Cash payments for auditor expense	-	(9,242)
Cash payments for trustee fee	(5,750)	-
Cash payments for insurance	(3,130)	(2,603)
Cash payment for other expenses	(300)	(398)
Net Cash Used by Operating Activities	(123,776)	(81,871)
Cash Flows From Capital and Related Financing Activities		
Payments from Delaware County	4,266,217	620,915
Loans from developer	121,128	-
Payments to construction contractor	(4,063,064)	(620,915)
Payments to others for construction related items	(203,283)	-
Net Cash Provided by Capital and Related Financing Activities	120,998	-
Net Change in Cash	(2,778)	(81,871)
Cash, Beginning of year	4,171	86,042
Cash, End of year	\$ 1,393	\$ 4,171
Reconciliation of Operating Income to Net Cash Used by Operating Activities		
Operating loss	\$ (98,259)	\$ (153,440)
Adjustments to Reconcile Operating Income to Net Cash Used by Operating Activities:		
(Decrease)/Increase in accounts payable	(31,267)	77,319
Decrease/(Increase) in prepaid expenses	5,750	(5,750)
Net Cash Used by Operating Activities	\$ (123,776)	\$ (81,871)

See accompanying notes to the financial statements.

**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE FINANCIALS STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

**NOTE 1 - REPORTING ENTITY**

The Concord Scioto Community Authority, Delaware County, Ohio (the “Authority”) is a “community authority” created pursuant to Chapter 349 of the Ohio Revised Code (the Act). On March 1, 2007, a petition (the Petition) was filed for creation of the Authority with the Board of County Commissioners of Delaware County, Ohio. The Petition was accepted by a resolution of the Board on March 22, 2007. The Petition, which may be subject to amendment or change, allows the Authority to finance the costs of publicly owned and operated community facilities with assessed Community Development Charges. The Petition was adopted by Resolution No. 07-331 on March 22, 2007.

By its resolution, the County Commissioners 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.

The Authority is governed by a seven (7) member board of trustees. At inception, the Board of County Commissioners of Delaware County appointed four (4) of the trustees and the remaining three (3) trustees were appointed by the Developer.

The community authority initially comprised of four (4) parcels of property consisting of 1,128 acres of undeveloped land located in the Townships of Concord and Scioto in Delaware County, Ohio. The 1,128 acres of land is generally located East of Russell Road, West of Dublin Road and South of Fry Road., and West of State Route 745 and North of Moore Road. The entire project includes the construction of a waste-water sanitary treatment plant, pump station, waterline, sanitary sewer, main line sanitary sewer, storm sewer, bike path, roads and street improvements.

Since inception, the Authority has added the following additional tracks of land for development:

	<u>Acres</u>	<u>Units</u>
Rockford Homes – Track 1	35.6	38
Rockford Homes – Track 2	36.5	38
Price Farms	26.6	66
Court Yards at River Bluff	49.3	125
Clark-Shaw Moors	116.8	232
Triken Property	<u>80.9</u>	<u>162</u>
 Total	 <u>345.7</u>	 <u>661</u>

In accordance with the Act and the Petition, the Authority can levy a community development charge up to 10.25 mills on the assessed value of the land and improvements within the Authority for 30 years. The need and amount of the charge is determined annually by the Board of Trustees of the Authority.



**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE FINANCIALS STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

**NOTE 1 - REPORTING ENTITY – CONTINUED**

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. The basic financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principals.

**A. Measurement Focus and the Basis of Accounting**

The Authority's financial activity is accounted for using a flow of economic resources measurement focus. All assets and liabilities associated with the operation of 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.

**B. Basis of Presentation**

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

The Authority distinguishes operating revenues and expenses from non-operating activities. Operating revenues and expenses generally result from providing services and producing and delivering goods or services in connection with the Authority's primary operations. All revenues and expenses not considered operating are reported as non-operating revenues and expenses

**C. Cash and Investments**

Cash received by the Authority is deposited with a financial institution or invested. Deposits and investments 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. Investments with an initial maturity of more than three months are reported as Investments. Investments were limited to certificates of deposits held by banks that provided FDIC protection.

**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE FINANCIALS STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

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

**D. Capital Assets**

All capital assets are capitalized at cost and updated for additions and reductions during the year. Donated capital assets are recorded at their acquisition value on the date donated. The Authority does not maintain a capitalization threshold as all infrastructure assets are capitalized. The Authority does not depreciate capital assets as all assets are donated upon completion or acquisition.

**E. Net Position**

Net position represents the difference between assets and liabilities. 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 positions are available. The Authority had no restricted net position at fiscal years end 2017 and 2016.

**F. Federal Income Taxes**

The Authority is exempt from federal income taxes under IRS regulations.

**G. Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles 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.

**H. Accounting Pronouncements**

The following are pronouncements that either became effective during fiscal year 2017 or will become effective in future fiscal years.

GASB 72 – “Fair Value Measurement and Application” addresses accounting and financial reporting issues related to fair value measurement. This Statement also provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements.

GASB 73 – “Accounting and Financial Reporting for Pensions and Related Assets That Are Not Within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68”. The standard became effective for fiscal year 2017. The implementation of GASB Statement No. 73 did not have an effect on the financial statements of the Authority.

**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE FINANCIALS STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

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

GASB 74 – “Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans.” The standard became effective for fiscal year 2017. The implementation of GASB Statement No. 74 did not have an effect on the financial statements of the Authority.

GASB 75 – “Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.” The standard became effective for fiscal year 2017. The implementation of GASB Statement No. 75 did not have an effect on the financial statements of the Authority.

GASB 80 – “Blending Requirements for Certain Component Units-an Amendment of GASB Statement No. 14.” The guidance became effective during 2017. The implementation of GASB Statement No. 80 did not have an effect on the financial statements of the Authority.

GASB 81 – “Irrevocable Split-Interest Agreements. The standard became effective for fiscal year 2017. The standard became effective for fiscal year 2017. The implementation of GASB Statement No. 81 did not have an effect on the financial statements of the Authority.

GASB 82 – “Pension Issues – an Amendment of GASB Statement No. 67, No. 68, and No. 73.” Effective for reporting periods beginning after June 15, 2016, with certain exceptions where measurement date is on or after June 15, 2017. The implementation of GASB Statement No. 82 did not have an effect on the financial statements of the Authority.

GASB 83 – “Certain Asset Retirement Obligations.” Effective for reporting periods beginning after June 15, 2018. The implementation of GASB Statement No. 83 is not expected to have an effect on the financial statements of the Authority.

GASB 84 – “Fiduciary Activities.” Effective for reporting periods beginning after December 15, 2018. The implementation of GASB Statement No. 84 is not expected to have an effect on the financial statements of the Authority.

GASB 85 – “Omnibus 2017.” Effective for periods beginning after June 15, 2017. The implementation of GASB Statement No. 85 did not have an effect on the financial statements of the Authority.

GASB 86 – “Certain Debt Extinguishment Issues.” Effective for reporting periods beginning after June 15, 2017. The implementation of GASB Statement No. 86 did not have an effect on the financial statements of the Authority.

GASB 87 – “Leases.” Effective for reporting periods beginning after December 15, 2019. The implementation of GASB Statement No. 87 is not expected to have an effect on the financial statements of the Authority.

**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE FINANCIALS STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

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

GASB 88 – “Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements.” Effective for reporting periods beginning after June 15, 2018. The effect of the implementation of GASB Statement No. 88 on the financial statements of the Authority is not known.

**NOTE 3 - 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 in withdrawable on demand accounts, including negotiable order of withdrawal (NOW) accounts or 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, 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 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 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.

**Deposits**

*Custodial Credit Risk – Deposits.* This is the risk that, in the event of a bank failure, the Authority's deposits may not be returned. The carrying amount of the Authority's deposits at December 31, 2017 and 2016 was \$1,393 and \$4,171, respectively. As of December 31, 2017 and 2016, all cash balances were fully insured and secured.

*Interest Rate Risk.* Interest rate risk is the risk that an interest rate change could adversely affect an investment's fair value. The Authority does not have a policy to limit its exposure to interest rate risk, however, the Authority's investments in money market funds are able to be withdrawn on demand.

**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE FINANCIALS STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

**NOTE 3 - DEPOSITS AND INVESTMENTS – (CONTINUED)**

*Credit Risk.* Credit risk is the risk that an issuer or counterparty to an investment will be unable to fulfill its obligations. The Authority does not have a policy to limit its exposure to credit risk.

**Investments**

There were no investments for fiscal years ended December 31, 2017 and 2016.

**NOTE 4 - CONSTRUCTION IN PROGRESS**

At December 31, 2016, the construction-in-progress consists of costs incurred to construct the Clark-Shaw and Scioto Trunk Sewer Projects 1 and 3.

Per the Infrastructure Construction and Acquisition Agreement, these projects were completed in 2017 and they were transferred to Delaware County. See Note 7 - Capital Assets. The accumulation of costs includes the following components at December 31:

	<u>2017</u>	<u>2016</u>
Plant Construction Costs	\$ -	\$ 164,795
Construction Management Costs	<u>-</u>	<u>8,240</u>
	<u>\$ -</u>	<u>\$ 173,035</u>

**NOTE 5 – COMMUNITY DEVELOPMENT CHARGE**

The Authority can levy an annual community development charge up to 10.25 mills on the assessed value of all property within the affected area of the Authority. The charge is currently levied at 10.25 mills. Charge revenue recognized represents the amount levied on April 1 and October 1 of the current year. Charge assessments are levied October 1 on the assessed values as of September 30 (the lien date). The assessed value is established by state law at 35% of the current market value, which is normally determined by the County.

To help offset the cost of sanitary sewer system paid by Delaware County, the Authority will pay 2 mills of the 10.25 mills collected to Delaware County within 45 days of the semi-annual payments. For the fiscal years ended December 31, 2017 and 2016, no community development charge was levied by the Authority. Amounts assessed and due but not collected, are reflected as both a receivable and a deferred inflow of resources on the statement of net position. For the years ended December 31, 2017 and 2016, the amount recorded as a receivable and deferred inflow of resources was \$9,930 and \$0, respectively.

**CONCORD SCIOTO COMMUNITY AUTHORITY  
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**NOTES TO THE FINANCIALS STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

**NOTE 6 – OTHER FEES AND CHARGES**

Also, as provided by the Second Amendment to the Restated Intergovernmental Cooperation Agreement dated May 28, 2015, and later revised by the Third Amendment to the Restated Intergovernmental Cooperation Agreement dated June 23, 2016, to help finance the cost to plan, design, and construct additional sanitary sewer improvements within the Authority, there is a property surcharge amount of \$2,500 on each newly developed parcel within the Clark-Shaw Sanitary Surcharge Area. This property surcharge is collected by Delaware County and is remitted to the Authority on a quarterly basis within 15 business days of the end of each calendar quarter. There was no surcharge amount collected or remitted by the Delaware County for the years ended December 31, 2017 and 2016.

**NOTE 7 – CAPITAL ASSETS**

The Authority entered into the Amended and Restated Intergovernmental Cooperating Agreement dated October 1, 2013 with Delaware County (ICA). In accordance with the ICA, the Authority and Developer has acquired, construct and installed certain improvements including, but not limited to, the Lower Scioto Water Reclamation Facility and associated sanitary sewer collection and conveyance systems, lift station, force main and effluent lines. Per the agreement, once the capital asset has been constructed and approved by Delaware County, the asset is transferred from the Authority to the County.

In some instances, Delaware County has directly paid for the infrastructure cost through cash transfers to the Authority. In other instances, the construction projects have been approved by Delaware County but constructed by the Developer. When the Developer constructs the assets, the costs are not reported on the financial statements of the Authority although the debt assumed by the Authority to pay for the construction costs is recorded once the capital asset has been approved by the Authority in accordance with the Master Trust Indenture dated September 1, 2016.

In addition to sewer infrastructure, the Developer will incur construction cost to build various home subdivisions infrastructure. This cost relates to the installation of streets, curbs and other related infrastructure needed so homes can be built by home builders. As with all other infrastructure, once completed, the capital assets are transferred to Delaware County. Per the ICA, bonds are issued on behalf of the developer to pay for the construction costs in accordance with the Master Indenture Agreement and subsequent amendments.

The capital assets built and transferred to Delaware County during 2017 and 2016, represent the Clark-Shaw Trunk Sewer Projects 1, 2 and 3 and the O'Shaughnessy Reservoir Regional Pump Station. Construction on trunk sewer project 1 began in November 2016 and the pump station began in November 2014. Improvements of \$4,574,799 were completed in 2017 by the Developers and donated to Delaware County directly, with the consent of Delaware County, without passing through the Authority. Capital Assets completed and transferred to Delaware County during the years ended December 31, 2017 and 2016 follows:

**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE FINANCIALS STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

**NOTE 7 – CAPITAL ASSETS - CONTINUED**

2017	Beginning Balance January 1	Additional Costs	Transferred to Delaware County	Ending Balance December 31
Construction in Progress	\$ 164,795	\$8,637,863	\$8,808,658	\$ -
Construction Management Costs	8,240	203,153	211,393	-
Total Non-Depreciable Capital Assets	\$ 173,035	\$8,841,016	\$ 9,014,051	\$ -

2016	Beginning Balance January 1	Additional Costs	Transferred to Delaware County	Ending Balance December 31
Construction in Progress	\$ 2,193,674	\$ 976,381	\$ 3,005,260	\$ 164,795
Construction Management Costs	61,184	14,344	67,288	8,240
Total Non-Depreciable Capital Assets	\$ 2,254,858	\$ 990,725	\$ 3,072,548	\$ 173,035

The current development plans provides for the construction of the five (5) subdivisions as listed below:

<u>Addition Name</u>	<u>Home Builder</u>	<u>Dwellings</u>	<u>Associated Debt</u>
1 Harvest Point	Rockford Homes	38 SF Homes	\$ 727,114
2 Clark-Shaw Moors A	M/I Homes	111 SF Homes	1,168,955
3 Clark-Shaw Moors B	Rockford Homes	121 SF Homes	1,411,711
4 Price Farms	Epcon	65 Condo Units	684,523
5 River Bluff	Epcon	120 Condo Units	1,393,825
		5 SF Homes	
	Total Debt		\$ 5,386,128

As of December 31, 2017 and 2016, the only completed addition is Harvest Point subdivision. Accordingly, there is a long-term debt balance of \$727,114, and associated accrued interest payable, on the statement of net position related to the Harvest Point development. (See Note 8 Long-Term Obligations)

**NOTE 8 – LONG-TERM OBLIGATIONS**

On September 28, 2016, the Authority issued \$727,114 in Community Facilities Bonds, Series 2016A, to pay the Developer for construction of community improvement facilities in the Harvest Point Subdivision.

**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE FINANCIALS STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

**NOTE 8 – LONG-TERM OBLIGATIONS - CONTINUED**

The bonds have a fixed interest rate of 5.48% and are due December 1, 2046. Interest on these bonds shall be paid on June 1<sup>st</sup> and December 1<sup>st</sup> of each year, beginning June 1, 2018 and interest is computed on a 360 day year and twelve 30 day months in the following order: first, any interest which has accrued on the outstanding principal amount of these bonds; second, the unpaid principal of these bonds.

This Series 2016A Bond is a limited special obligation of the Authority, and the debt service charges (being the principal or premium, if any, and interest) are payable solely from the pledged community charges receipts generally from the Harvest Point Subdivision. Any unpaid interest due and unpaid at the interest payment dates accumulates until paid and is not added to the principal balance.

The bonds are subject to optional redemption on any date on or after December 1, 2026, following forty-five (45) day notice. The bonds registered owners are Donald R. Kenney, Sr, Charles A. Vince, and the Infrastructure Administrative Services, LLC.

The scheduled principal maturity and interest payments for the refinanced Series 2016 Bonds are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ -	\$ 39,846	\$ 39,846
2018	0	39,846	39,846
2019	0	39,846	39,846
2020	12,364	39,846	52,210
2021	13,042	39,168	52,210
2022-2026	76,744	184,305	261,049
2027-2031	100,207	160,843	261,050
2032-2036	130,841	130,207	261,048
2037-2041	170,843	90,206	261,049
2042-2046	223,073	37,976	261,049
<b>Total</b>	<b>\$727,114</b>	<b>\$685,552</b>	<b>\$ 1,412,666</b>

Interest earned but not paid on the 2016A bonds as of December 31, 2017 and 2016, was \$50,029 and \$10,183, respectively.



**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE FINANCIALS STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

**NOTE 9 – SUBSEQUENT EVENTS**

On February 14, 2018, the Authority issued \$4,500,000 in Community Facilities Bonds, Series 2018A, to Metro Development, LLC in exchange for the amount advanced to pay construction costs of the Clark-Shaw Truck Sewer Project.

The bonds have a fixed interest rate of 6.46% and are due December 1, 2037. Interest on these bonds shall be paid on June 1<sup>st</sup> and December 1<sup>st</sup> of each year, beginning December 1, 2018 and interest is computed on a 360 day year and twelve 30 day months in the following order: first, any interest which has accrued on the outstanding principal amount of these bonds; second, the unpaid principal of these bonds.

**NOTE 10 – RISK POOL MEMBERSHIP**

The Authority belongs to the Ohio Plan Risk Management, Inc. (OPRM) (the “Plan”), a non-assessable, unincorporated non-profit association providing a formalized, jointly administered self-insurance risk management program and other administrative services to Ohio governments (“Members”). The Plan is legally separate from its member governments.

Pursuant to Section 2744.081 of the Ohio Revised Code, the plan provides property, liability, errors and omissions, law enforcement, automobile, excess liability, crime, surety and bond, inland marine and other coverages to its members sold through fourteen appointed independent agents in the State of Ohio.

OPRM coverage programs are developed specific to each member’s risk management needs and the related premiums for coverage are determined through the application of uniform underwriting criteria addressing the member’s exposure to loss. Until November 1, 2016, the OPRM retained 47% of the premium and losses on the first \$250,000 casualty treaty and 10% of the first \$1,000,000 property treaty. Effective November 1, 2016, the OPRM retained 50% of the premium and losses on the first \$250,000 casualty treaty and 30% of the first \$1,000,000 property treaty. Members are only responsible for their self-retention (deductible) amounts, which vary from member to member. OPRM had 762 members as of December 31, 2016.

Plan members are responsible to notify the Plan of their intent to renew coverage by their renewal date. If a member chooses not to renew with the Plan, they have no other financial obligation to the Plan, but still need to promptly notify the Plan of any potential claims occurring during their membership period. The former member’s covered claims, which occurred during their membership period, remain the responsibility of the Plan.

The Pool’s audited financial statements conform to generally accepted accounting principles, and reported the following assets, liabilities and retained earnings at December 31, 2016 and 2015, which are the latest periods available.

**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE FINANCIALS STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

**NOTE 10 – RISK POOL MEMBERSHIP – CONTINUED**

You can read the complete audited financial statements for OPRM at the Plan’s website, [www.ohioplan.org](http://www.ohioplan.org).

	<u>2016</u>	<u>2015</u>
Assets	\$14,765,712	\$14,643,667
Liabilities	<u>(9,531,506)</u>	<u>(9,112,030)</u>
Members’ Equity	<u>\$ 5,234,206</u>	<u>\$ 5,531,637</u>

**NOTE 11- RELATED PARTY**

The Petition for creation of the Authority pursuant to Chapter 349 of the Ohio Revised Code was filed with the Delaware County Commissioners by Triangle Properties, Inc (the Developer).

The Authority has an “Infrastructure Acquisition and Construction Agreement” with the Developer Concord/Scioto Development, LLC to acquire and construct the infrastructure within the Authority’s territory for which it was established. Under this agreement the Developer receives a 5% management fee for managing the construction process which includes among other activities, the selection of contractors and signing contracts for the construction of the Authority’s infrastructure. The Developer supervised and approved all construction work including construction company draws of funds. Concord/Scioto Development, LLC sole members are Triangle Properties, Inc. These two companies are owned by Donald R. Kenney and Charles A. Vince, members of the Authority’s Board of Trustees.

On September 28, 2016, the Authority issued \$727,114 in Community Facilities Bonds, Series 2016A, for the purpose of providing funds to acquire community facilities located in the Harvest Point Project from Rockford Homes. On September 28, 2016 in consideration of the timing and uncertainty of the payment of the principal and interest on these bonds, Rockford Homes assigned and sold the bonds to Concord/Scioto Development LLC which as mentioned above is owned by Donald R. Kenney and Charles A. Vince, members of the Authority’s Board of Trustees.

**NOTE 12–INTERGOVERNMENTAL TRANSFERS & DEFERRED INFLOWS OF RESOURCES**

On October 1, 2013, the Restated Intergovernmental Cooperation Agreement (ICA) was executed between the Authority, Delaware County, and the Developer for the construction of the O’Shaughnessy Pump Station to support the water treatment plant that was previously constructed by the Authority and transferred to Delaware County in 2013. The agreement, which was subsequently amended, provides that Delaware County assumed the responsibility for financing the design and construction of the pump station for a price not to exceed \$4,000,000. In addition as provided by ICA and later amendments, Delaware County agreed to construct infrastructure for the Clark-Shaw Sewer Projects 1 and 3 at a price not to exceed \$4,000,000 with subsequent modifications to exceed \$4,000,000.

**CONCORD SCIOTO COMMUNITY AUTHORITY  
DELAWARE COUNTY**

**NOTES TO THE FINANCIALS STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016**

**NOTE 12—INTERGOVERNMENTAL TRANSFERS & DEFERRED INFLOWS OF  
RESOURCES - CONTINUED**

Upon approval by the County of each Application and Certificate for Payment submitted by the Developer, the County transferred into the Authority's account an amount equal to the payment request. For the years ended December 31, 2017 and 2016, Delaware County transferred \$4,266,217 and \$620,915, respectively, to the Authority to fund the construction project costs.

**NOTE 13 – CONTINGENT LIABILITIES**

There are no claims or lawsuits pending against the Authority.

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***Charles E. Harris & Associates, Inc.***  
*Certified Public Accountants*

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

Concord Scioto Community Authority  
Delaware County  
585 South Front Street, Suite 220  
Columbus, Ohio 43215

To the Board of Trustees:

We have audited, in accordance with auditing standards generally accepted in the United States and the Comptroller General of the United States' *Government Auditing Standards*, the financial statements of the business-type activities of the Concord Scioto Community Authority, Delaware County, Ohio, (the Authority) as of and for the years ended December 31, 2017 and 2016, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated September 7, 2018.

**Internal Controls 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) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions 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.

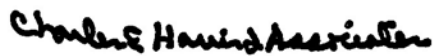
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all internal control deficiencies that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weakness may exist that have not been identified.

## **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 compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. 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.



*Charles E. Harris & Associates, Inc.*  
September 7, 2018



# Dave Yost • Auditor of State

**CONCORD SCIOTO COMMUNITY AUTHORITY**

**DELAWARE COUNTY**

**CLERK'S CERTIFICATION**

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

*Susan Babbitt*

**CLERK OF THE BUREAU**

**CERTIFIED  
NOVEMBER 15, 2018**