

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

REGULAR AUDIT

JANUARY 1, 2023 – DECEMBER 31, 2024





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Columbus, Ohio 43215
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Board Members
Delaware South New Community Authority
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, 2023 through December 31, 2024. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

KEITH FABER
Ohio Auditor of State

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

August 07, 2025

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**DELAWARE SOUTH NEW COMMUNITY AUTHORITY
DELAWARE COUNTY**

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WILSON, SHANNON & SNOW
INC.
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

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

To the Governing Board:

Report on the Audit of the Financial Statements

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Delaware South New Community Authority
Delaware County
Independent Auditor's Report

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 2, 2025, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Wilson, Shannon & Son, Inc.

Newark, Ohio
June 2, 2025

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2024

(Unaudited)

The management's discussion and analysis of the 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, 2024. The intent of this discussion and analysis is to look at the Authority's financial performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the Authority's financial performance.

Financial Highlights

1. The Authority and the City of Delaware [the City] entered into a cooperative agreement in 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, 2024 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. Debt principal paid in 2024 was \$795,000. Interest expense paid on the bonds through 2024 totals \$1,089,549.
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 \$6.69 million. Beginning tax year 2021 [calendar year 2022], the Authority approved to reduce the assessed millage to 4.5 mils.
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.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2024

(Unaudited)

[continued]

8. The Authority's net deficit at December 31 was \$3,796,412. 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.

Overview of the Financial Statements

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

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

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

These two statements report the Authority's net position and change 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 8 and 9 of this report. The Statement of Cash Flows provides information about how the Authority finances and meets the cash flow needs of its operations. The Statement of Cash Flows can be found on page 10 of this report. The basic financial statements also include notes that explain some of the information in the financial statements and provide more detailed data.

Financial Analysis

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

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

Table 1; Net Position

	2024	2023
Assets:		
Current Assets	\$ 1,444,289	\$ 995,402
Total Assets	<u>1,444,289</u>	<u>995,402</u>
Liabilities:		
Due to Other Governments	3,806,412	4,664,936
Total Liabilities	<u>3,806,412</u>	<u>4,664,936</u>
Deferred Inflows of Resources	<u>1,434,289</u>	<u>985,402</u>
Net Position:		
Unrestricted	(3,796,412)	(4,654,936)
Total Net Position	<u>\$ (3,796,412)</u>	<u>\$ (4,654,936)</u>

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

Table 2; Change in Net Position

	2024	2023
Operating Revenues	\$ 988,264	\$ 873,895
Operating Expenses	<u>129,740</u>	<u>163,110</u>
Change in Net Position	858,524	710,785
Beginning Net Position	<u>(4,654,936)</u>	<u>(5,365,721)</u>
Ending Net Position	<u>\$ (3,796,412)</u>	<u>\$ (4,654,936)</u>

Operating revenues increased significantly in 2024 with continued growth in the area. Community Authority charges are currently the only operating revenues and these are assessed on occupied homes only. Operating expenses decreased for 2024, which is mainly made up of bond interest expense paid by the City of Delaware and reimbursed by the Authority.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2024

(Unaudited)

[continued]

Change in Net Position

Going forward, the Authority is expected to show continued increases in community development charge revenues as the growth in housing continues, unless another levy reduction occurs.

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 4.5 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 Elke Lonas, Treasurer, Delaware South New Community Authority at:

Elke Lonas, Deputy Finance Director,
City of Delaware, 1 South Sandusky St,
Delaware OH 43015,
elonas@delawareohio.net
740.203.1205.

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

	<u>2024</u>
ASSETS	
Cash and Cash Equivalents	\$ 6,298
Community Charges Receivable	<u>1,437,991</u>
 <i>Total Assets</i>	 <u>1,444,289</u>
LIABILITIES	
Current Liabilities	
Due to Other Governments	<u>3,806,412</u>
 <i>Total Liabilities</i>	 <u>3,806,412</u>
DEFERRED INFLOWS OF RESOURCES	
Assessments to be Levied in the Next Year	<u>1,434,289</u>
 <i>Total Deferred Inflows of Resources</i>	 <u>1,434,289</u>
NET POSITION	
Unrestricted	<u>(3,796,412)</u>
 <i>Total Net Position</i>	 <u><u>\$ (3,796,412)</u></u>

See notes to the basic financial statements

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

	<u>2024</u>
OPERATING REVENUES	
Community Authority Charges	\$ 988,264
Total Operating Revenues	<u>988,264</u>
OPERATING EXPENSES	
Services and Charges	<u>129,740</u>
Total Operating Expenses	<u>129,740</u>
<i>Change in Net Position</i>	858,524
Beginning Net Position	<u>(4,654,936)</u>
Ending Net Position	<u><u>\$ (3,796,412)</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, 2024

	<u>2024</u>
Cash Flows From Operating Activities	
Cash Received From Community Authority Charges	\$ 988,264
Cash Paid to City	(986,776)
Cash Paid to Others	<u>(5,190)</u>
Net Cash Used for Operating Activities	(3,702)
 Cash and Cash Equivalents at Beginning of Year	 <u>10,000</u>
Cash and Cash Equivalents at End of Year	<u>\$ 6,298</u>

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

Operating Income	\$ 858,524
Adjustment:	
Increase in Community Charges Receivable	(452,589)
Decrease in Due to Other Governments	(858,524)
Increase in Deferred Inflows	<u>448,887</u>
 Net Cash Used for Operating Activities	 <u>\$ (3,702)</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, 2024

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 such that exclusion would cause the Authority's basic financial statements to be misleading or incomplete.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2024

(continued)

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 change in net position; and a statement of cash flows. The Authority uses enterprise accounting to maintain its financial records during the fiscal year. Enterprise accounting focuses on the determination of operating income, change in net position, financial position, and cash flows.

B. Measurement Focus and Basis of Accounting

The Authority's financial activity is accounted for using a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities and deferred inflows of resources associated with the operation of the Authority are included on the Statement of Net Position. The Statement of Revenues, Expenses and Change in Net Position presents increases (e.g., revenues) and decreases (e.g., expenses) in total net position. The Statement of Cash Flows reflects how the Authority finances and meets its cash flow needs.

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

C. Cash and Cash Equivalents

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

D. Net Position

Net position represents the difference between assets and liabilities and deferred inflows of resources. Net position is reported as restricted when there are limitations imposed on their use either through enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The Authority first applies restricted resources when an expense is incurred for which both restricted and unrestricted net position are available. The Authority had no restricted net position at December 31, 2024.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2024

(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 was originally levied at the full 7.5 mills. Beginning tax year 2021, calendar year 2022, this assessed millage is reduced to 4.5 mills, which is the current. 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 2023 community development charges were levied was sufficient enough to generate community charge revenues of \$988,264 for the year ended December 31, 2024.

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 amounts recorded as a receivable and deferred inflow of resources at December 31 was \$1,434,289 for 2024. The difference in the two amounts would be the amount required to bring the Authority's cash reserve back to the allowed amount of \$10,000.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY**DELAWARE COUNTY***Notes to the Basic Financial Statements**For the Year Ended December 31, 2024**(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 mils [4.5 mils beginning tax year 2021] on the assessed value of all property within the developed authority. The Authority has an agreement with the City of Delaware to remit these payments to the City to reduce the construction costs incurred by the City. In 2019, general obligation bonds in the amount of \$7.15 million were issued in the name of the City to finance current and future expansion. In 2024, \$795,000 of the principal was paid and the outstanding principal is \$3.8 million at December 31.

NOTE 6 – CONTINGENT LIABILITIES

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

NOTE 7 – RISK MANAGEMENT

For the year ended December 31, 2024, 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 \$3,796,412 for 2024. 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.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY**DELAWARE COUNTY**

Notes to the Basic Financial Statements

For the Year Ended December 31, 2024

(continued)

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 \$6,298 for 2024. The bank balance was the same as the carrying value. The Authority's deposits are protected only up to amounts covered by the Federal Depository Insurance Corporation (FDIC). The Authority had no deposits at December 31, 2024 in excess of the FDIC insurance levels.

Investments

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

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

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2023

(Unaudited)

The management's discussion and analysis of the 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, 2023. The intent of this discussion and analysis is to look at the Authority's financial performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the Authority's financial performance.

Financial Highlights

1. The Authority and the City of Delaware [the City] entered into a cooperative agreement in 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, 2023 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. Debt principal paid in 2023 was \$690 thousand. Interest expense paid on the bonds through 2023 totals \$965 thousand.
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 \$6.69 million. Beginning tax year 2021 [calendar year 2022], the Authority approved to reduce the assessed millage to 4.5 mils.
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.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2023

(Unaudited)

[continued]

8. The Authority's net deficit at December 31 was \$4,654,936. 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.

Overview of the Financial Statements

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

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

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

These two statements report the Authority's net position and change 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 2023 and 2022.

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

Table 1; Net Position

	2023	2022
Assets:		
Current Assets	\$ 995,402	\$ 884,378
Total Assets	995,402	884,378
Liabilities:		
Due to Other Governments	4,664,936	5,375,721
Total Liabilities	4,664,936	5,375,721
Deferred Inflows of Resources	985,402	874,378
Net Position:		
Unrestricted	(4,654,936)	(5,365,721)
Total Net Position	\$ (4,654,936)	\$ (5,365,721)

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

Table 2; Change in Net Position

	2023	2022
Operating Revenues	\$ 873,895	\$ 773,928
Operating Expenses	163,110	191,469
Change in Net Position	710,785	582,459
Beginning Net Position	(5,365,721)	(5,948,180)
Ending Net Position	\$ (4,654,936)	\$ (5,365,721)

Operating revenues increased significantly in 2023 with continued growth in the area. Community Authority charges are currently the only operating revenues and these are assessed on occupied homes only. Operating expenses decreased for 2023, which is mainly made up of bond interest expense paid by the City of Delaware and reimbursed by the Authority.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Management's Discussion and Analysis for the

Year Ended December 31, 2023

(Unaudited)

[continued]

Change in Net Position

Going forward, the Authority is expected to show continued increases in community development charge revenues as the growth in housing continues, unless another levy reduction occurs.

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 4.5 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 Elke Lonas, Treasurer, Delaware South New Community Authority at:

Elke Lonas, Financial Specialist,

City of Delaware, 1 South Sandusky St,

Delaware OH 43015,

elonas@delawareohio.net

740.203.1205.

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

	<u>2023</u>
ASSETS	
Cash and Cash Equivalents	\$ 10,000
Community Charges Receivable	<u>985,402</u>
<i>Total Assets</i>	<u>995,402</u>
LIABILITIES	
Current Liabilities	
Due to Other Governments	<u>4,664,936</u>
<i>Total Liabilities</i>	<u>4,664,936</u>
DEFERRED INFLOWS OF RESOURCES	
Assessments to be Levied in the Next Year	<u>985,402</u>
<i>Total Deferred Inflows of Resources</i>	<u>985,402</u>
NET POSITION	
Unrestricted	<u>(4,654,936)</u>
<i>Total Net Position</i>	<u>\$ (4,654,936)</u>

See notes to the basic financial statements

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

	<u>2023</u>
OPERATING REVENUES	
Community Authority Charges	\$ <u>873,895</u>
Total Operating Revenues	<u>873,895</u>
OPERATING EXPENSES	
Services and Charges	<u>163,110</u>
Total Operating Expenses	<u>163,110</u>
<i>Change in Net Position</i>	710,785
Beginning Net Position	<u>(5,365,721)</u>
Ending Net Position	<u>\$ (4,654,936)</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, 2023

	<u>2023</u>
Cash Flows From Operating Activities	
Cash Received From Community Authority Charges	\$ 873,895
Cash Paid to City	(869,791)
Cash Paid to Others	<u>(4,060)</u>
Net Cash Provided by Operating Activities	44
 Cash and Cash Equivalents at Beginning of Year	 <u>9,956</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	\$ 710,785
Adjustment:	
Increase in Community Charges Receivable	(110,980)
Decrease in Due to Other Governments	(710,785)
Increase in Deferred Inflows	<u>111,024</u>
 Net Cash Provided by Operating Activities	 <u>\$ 44</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, 2023

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, 2023

(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 change in net position; and a statement of cash flows. The Authority uses enterprise accounting to maintain its financial records during the fiscal year. Enterprise accounting focuses on the determination of operating income, change in net position, financial position, and cash flows.

B. Measurement Focus and Basis of Accounting

The Authority's financial activity is accounted for using a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities and deferred inflows of resources associated with the operation of the Authority are included on the Statement of Net Position. The Statement of Revenues, Expenses and Change in Net Position presents increases (e.g., revenues) and decreases (e.g., expenses) in total net position. The Statement of Cash Flows reflects how the Authority finances and meets its cash flow needs.

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

C. Cash and Cash Equivalents

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

D. Net Position

Net position represents the difference between assets and liabilities and deferred inflows of resources. Net position is reported as restricted when there are limitations imposed on their use either through enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The Authority first applies restricted resources when an expense is incurred for which both restricted and unrestricted net position are available. The Authority had no restricted net position at December 31, 2023.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

(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. Beginning tax year 2021, calendar year 2022, this assessed millage is reduced to 4.5 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 2022 community development charges were levied was sufficient enough to generate community charge revenues of \$873,895 for the year ended December 31, 2023.

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 amounts recorded as a receivable and deferred inflow of resources at December 31 was \$985,402 for 2023. However, no activity occurred after the final replenishment for the year, so the amounts are the same.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY**DELAWARE COUNTY**

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

(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 [4.5 mills beginning tax year 2021] on the assessed value of all property within the developed authority. The Authority has an agreement with the City of Delaware to remit these payments to the City to reduce the construction costs incurred by the City. In 2019, general obligation bonds in the amount of \$7.15 million were issued in the name of the City to finance current and future expansion. In 2023, \$690,000 of the principal was paid and the outstanding principal is \$4.48 million at December 31.

NOTE 6 – CONTINGENT LIABILITIES

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

NOTE 7 – RISK MANAGEMENT

For the year ended December 31, 2023, 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 \$4,654,936 for 2023. 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.

DELAWARE SOUTH NEW COMMUNITY AUTHORITY

DELAWARE COUNTY

Notes to the Basic Financial Statements

For the Year Ended December 31, 2023

(continued)

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

Investments

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

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

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

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

To the Governing Board:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the Delaware South New Community Authority, Delaware County, (the Authority) as of and for the years ended December 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated June 2, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

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

Wilson, Shuman & Son, Inc.

Newark, Ohio
June 2, 2025

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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 8/19/2025

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

This report is a matter of public record and is available online at
www.ohioauditor.gov