



CLARK SCHAEFER HACKETT  
BUSINESS ADVISORS

**Downtown Development Authority  
of the City of Lapeer, Michigan**  
Financial Statements  
June 30, 2020  
with Independent Auditors' Report

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## **INDEPENDENT AUDITORS' REPORT**

Members of the Downtown Development  
Authority of the City of Lapeer, Michigan  
Lapeer, Michigan

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

We have audited the accompanying financial statements of the governmental activities and the major fund of the Downtown Development Authority of the City of Lapeer, Michigan (the Authority), a component unit of the City of Lapeer, Michigan, as of and for the year ended June 30, 2020, 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.

### **Auditors' 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. 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 auditors' 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 entity'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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant 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.

### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Downtown Development Authority of the City of Lapeer, Michigan as of June 30, 2020, and the respective changes in financial position, thereof for the year 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 and budgetary comparison information, as listed in the table of contents, 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.

*Clark, Schaefer, Hackett & Co.*

East Lansing, Michigan  
December 17, 2020

Our discussion and analysis of the Downtown Development Authority of the City of Lapeer's financial performance provides an overview of the Downtown Development Authority's financial activities for the fiscal year ended June 30, 2020. Please read it in conjunction with the Downtown Development Authority's financial statements.

## FINANCIAL HIGHLIGHTS

- The Downtown Development Authority provided contributions to the Center for the Arts in the amount of \$81,500 for Programming and Promotion service agreements.
- Received \$55,000 in grants and distributed downtown grants of \$50,000.
- Provided \$10,000 of building improvements for the Center for the Arts.
- Provided a contribution to the Parking Fund in the amount of \$7,500.
- Provided funding for Downtown Maintenance in the amount of \$7,445.

## USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the Downtown Development Authority as a whole and present a longer-term view of the Downtown Development Authority's finances. Fund financial statements provide more detailed information about the Downtown Development Authority's funds - not the Downtown Development Authority as a whole. These statements tell how these services were financed in the short term as well as what remains for future spending.

### Reporting the Downtown Development Authority as a Whole

One of the most important questions asked about the Downtown Development Authority's finances is, "Is the Downtown Development Authority as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the Downtown Development Authority as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the Downtown Development Authority's *net position* and changes in them. You can think of the Downtown Development Authority's net position – the difference between assets and liabilities – as one way to measure the Downtown Development Authority's financial health, or *financial position*. Over time, *increases* or *decreases* in the Downtown Development Authority's net position are one indicator of whether its *financial health* is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the Downtown Development Authority's captured property tax base to assess the *overall health* of the Downtown Development Authority.

In the Statement of Net Position and the Statement of Activities, the Downtown Development Authority is shown as a governmental activity while within the City of Lapeer's audit they are shown as a component unit:

- Governmental activities – The Downtown Development Authority's services are reported here. Property taxes finance most of these activities.

**Reporting the Downtown Development Authority’s Most Significant Funds**

The fund financial statements provide detailed information about the Downtown Development Authority’s funds. The Downtown Development Authority’s funds utilize the *governmental* accounting approach.

- *Governmental funds* – Most of the Downtown Development Authority’s basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual accounting*, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the Downtown Development Authority’s general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the Downtown Development Authority’s programs. We describe the relationship (or differences) between governmental *activities* (reported in the Statement of Net Position and the Statement of Activities) and governmental *funds* in reconciliation at the bottom of the fund financial statements.

**THE DOWNTOWN DEVELOPMENT AUTHORITY AS A WHOLE**

Table 1 was summarized from the Downtown Development Authority Statement of Net Position and provides a comparison of the current and prior years. The net position of the Downtown Development Authority decreased from \$733,819 to \$708,038, a decrease of \$25,781 or 3.5%. In the prior year, the net position decreased from \$775,784 to \$733,819, a decrease of \$41,965 or 5.4%.

Table 1 Net Position (In Thousands)		Governmental Activities	
		2020	2019
Assets			
Current and other assets		91.1	70.8
Capital assets		638.9	663.0
Total assets		730.0	733.8
Liabilities			
Current liabilities		22.0	-
Other liabilities		-	-
Total liabilities		22.0	-
Net Position			
Investment in capital assets		638.9	663.0
Assigned/Unrestricted		69.1	70.8
Total net position		708.0	733.8

**Governmental Activities**

As stated previously, the net position of the Downtown Development Authority's governmental activities decreased \$25,781 or 3.5%. Unrestricted net position – the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements - is \$69,127.

Table 2 was summarized from the government-wide Statement of Activities. This table summarizes the government-wide program revenues, other revenues, and expenses of the Downtown Development Authority and provides a comparison of the current and prior years.

Table 2 Changes in Net Position (In Thousands)	Governmental Activities	
	2020	2019
Revenues:		
Program revenues:		
Charges for Services	-	-
Operating grants and contributions	55.0	-
General revenues:		
Property taxes	105.7	95.2
Other	134.7	276.3
Total Revenues	295.3	371.5
Expenses:		
General government	321.1	413.5
Interest on long-term debt	-	-
Total Expenses	321.1	413.5
Increase (decrease) in net position before transfers	(25.8)	(42.0)
Transfers	-	-
Increase (decrease) in Net Position	(25.8)	(42.0)
Net position, July 1	733.8	775.8
Net position, June 30	708.0	733.8

Total revenue from all sources totaled \$295,343 of which 35.8% or \$105,671 is from property taxes. Other revenues consisted of a grant for downtown of \$55,000, unrestricted investment earnings of \$191, special events and promotions of \$17,520, contribution from the City of Lapeer of \$99,894, donations of \$7,780 and other revenue of \$9,287. The Downtown Development Authority captured the City of Lapeer millage of 9.8000, the County operating millage of 3.7245 and the Lapeer EMS millage of 0.9888 for this fiscal year.

The governmental activities of the Downtown Development Authority had an expense of \$321,124 including depreciation expense of \$24,071 for the past fiscal year. Due to utilizing full accrual on the government-wide statements, the expenditures for capital assets including infrastructure are not recorded as expenses in the current year but are capitalized on the Statement of Net Position and are depreciated over the useful life of the asset. Only the current year depreciation would be included as an expense. Additionally, the Downtown Development Authority had transfers to the General Fund in the amount of \$39,964 for payment of the city administration fee, transfers to the Major Street Fund of \$2,919, a transfer to the Park Fund in the amount of \$7,500 to fund Downtown Maintenance, and a transfer to the Parking Fund of \$6,811 for the Clay Street and Downtown Lot DIG Project, and a contribution to the Parking Fund in the amount of \$6,838 to provide an operational subsidy to the Parking Fund.

The \$321,124 for governmental activities; including the transfers of \$64,032 to the General Fund, Major Street Fund, Park Fund, and the Parking Fund of the City of Lapeer, was partially funded from \$105,671 in property taxes. The balance of this cost was funded from other revenues.

### **THE DOWNTOWN DEVELOPMENT AUTHORITY'S FUNDS**

The Downtown Development Authority received a total of \$105,671 in captured property taxes. The Downtown Development Authority District expended funds on various projects this year which included \$50,000 to downtown merchants for grants. It also expended funds for transfers to the Park Fund in the amount of \$7,500 to provide funding for Downtown Maintenance, the Parking Fund in the amount of \$6,838 to provide an operational subsidy to the Parking Fund, the Center For the Arts' Programming Services Agreement in the amount of \$81,500. Other expenses of the district included DDA Director services of \$52,935, legal fees of \$281, Main Street program of \$6,484, property maintenance and utilities of \$7,445, property insurance of \$2,091, CBD beautification of \$1,000, special events and promotions of \$10,678 and other miscellaneous items in the amount of \$1,039. Additionally, the district paid an administration fee to the City of Lapeer in the amount of \$39,964 for accounting services and project management. The assigned fund balance decreased from \$70,837 to \$69,127, a decrease of \$1,710 or 2.4%.

### **Downtown Development Authority Budgetary Highlights**

The Downtown Development Authority Budget decreased a total of \$181,511. The decrease in the budget was primarily due to a general decrease in expenditures related to the COVID-19 pandemic, offset by an increase of \$50,000 for downtown grants.

### **CAPITAL ASSET AND DEBT ADMINISTRATION**

#### **Capital Assets**

The Downtown Development Authority's investment in capital assets for its governmental activities as of June 30, 2020 amounts to \$638,911 (net of accumulated depreciation). This is a decrease of \$24,071 from the prior year amount of \$662,982. This investment in capital assets is for land, buildings, and equipment.

#### **Debt**

The Downtown Development Authority does not have any outstanding debt. The Downtown Development Authority has an interfund loan to assist with repairing the Center for the Arts. The loan is expected to be repaid over five years.



## **ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES**

- Inflationary trends in the region compare favorably to national indices.
- Projected captured taxable value as determined by the City Assessor.

The Downtown Development Authority reviews its current budget to determine available fund balances to be appropriated for next year's budget. This along with the projected captured taxable value from the city assessor provides the basis of establishing the annual budget. Funds are appropriated based upon project recommendations made by the City of Lapeer staff to the Downtown Development Authority Board. Funds not appropriated for specific projects are budgeted as "Unappropriated". These funds can then be utilized to fund any project that may develop during the fiscal year or to provide additional funding to a project if actual costs were to exceed the budget.

Management, the Board and the City Commission are currently working to determine the significance that the COVID-19 pandemic will have on the upcoming revenues and expenditures.

### **Requests for Information**

This financial report is designed to provide a general overview of the Downtown Development Authority's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of Lapeer, Director of Financial Services, 576 Liberty Park, Lapeer, MI 48446.

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Downtown Development Authority of the  
City of Lapeer, Michigan  
Statement of Net Position and Governmental Balance Sheet  
June 30, 2020

	General Fund	Adjustments	Statement Of Net Position
<b>Assets</b>			
Cash - checking	\$ 4,778	\$ -	\$ 4,778
Cash - savings	84,875	-	84,875
Due from primary government	1,474	-	1,474
Capital assets not being depreciated	-	154,000	154,000
Capital assets (net of accumulated depreciation)	<u>-</u>	<u>484,911</u>	<u>484,911</u>
	<u>\$ 91,127</u>	<u>\$ 638,911</u>	<u>\$ 730,038</u>
 <b>Liabilities and Fund Balance/Net Position</b>			
<b>Liabilities</b>			
Due to primary government	\$ 22,000	\$ -	\$ 22,000
<b>Fund Balance/Net Position</b>			
Investment in capital assets	-	638,911	638,911
Assigned/Unrestricted	<u>69,127</u>	<u>-</u>	<u>69,127</u>
	<u>69,127</u>	<u>638,911</u>	<u>708,038</u>
	<u>\$ 91,127</u>	<u>\$ 638,911</u>	<u>\$ 730,038</u>

See accompanying notes to financial statements.

Downtown Development Authority of the  
City of Lapeer, Michigan  
Reconciliation of the Governmental Funds Balance Sheet  
To the Statement of Net Position  
June 30, 2020

Total fund balances - governmental funds	\$ 69,127
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds. The cost of the assets is \$972,591 and the accumulated depreciation is \$333,680.	<u>638,911</u>
Total net position - governmental activities	<u><u>\$ 708,038</u></u>

See accompanying notes to financial statements.

Downtown Development Authority of the  
City of Lapeer, Michigan  
Statement of Activities and Governmental Fund Revenues  
Expenditures, and Changes in Fund Balance  
For the Year Ended June 30, 2020

	General Fund	Adjustments	Statement of Activities
Expenditures/Expenses			
General government	\$ 233,021	\$ -	\$ 233,021
Contributions to primary government	64,032	-	64,032
Depreciation	-	24,071	24,071
	<u>297,053</u>	<u>24,071</u>	<u>321,124</u>
Revenues			
Program Revenues			
Operating grants and contributions	<u>55,000</u>	<u>-</u>	<u>55,000</u>
Net program expense	<u>(242,053)</u>	<u>(24,071)</u>	<u>(266,124)</u>
General Revenues			
Property taxes	105,671	-	105,671
Interest income	191	-	191
Special events/promotions	17,520	-	17,520
Miscellaneous	9,287	-	9,287
Donations	7,780	-	7,780
Contribution from primary government	<u>99,894</u>	<u>-</u>	<u>99,894</u>
	<u>240,343</u>	<u>-</u>	<u>240,343</u>
Change in Fund Balance/Net Position	(1,710)	(24,071)	(25,781)
Fund balance/ Net position, July 1	<u>70,837</u>	<u>662,982</u>	<u>733,819</u>
Fund balance/ Net position, June 30	<u>\$ 69,127</u>	<u>\$ 638,911</u>	<u>\$ 708,038</u>

See accompanying notes to financial statements.

Downtown Development Authority of the  
City of Lapeer, Michigan

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance of  
Governmental Funds to the Statement of Activities  
For the Year Ended June 30, 2020

Net changes in fund balances - total governmental funds	\$ (1,710)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets are depreciated over their estimated useful lives.	
Less: current year depreciation	<u>(24,071)</u>
Change in net position of governmental activities	\$ <u><u>(25,781)</u></u>

**NOTE 1: REPORTING ENTITY**

In accordance with the criteria established by the Government Accounting Standards Board (GASB) Statement No.14 as amended by GASB Statement No. 39, the Downtown Development Authority is considered a component unit of the City of Lapeer, Michigan for financial accounting and reporting purposes. These criteria include: the extent of oversight responsibility, selection of governing authority, designation of management, the ability of the City to significantly influence operations, and the accountability for fiscal matters including the level of City financing and/or moral and legal responsibility for long-term debt.

The financial statements of the Downtown Development Authority of the City of Lapeer are presented as the financial statements of a fund which is an integral part of the financial reporting oversight unit of the City of Lapeer, Michigan.

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

The accounting policies of the Downtown Development Authority conform to U.S. generally accepted accounting principles (GAAP) as applicable to governmental units. The summary of the more significant accounting policies are presented to assist the reader in interpreting the financial statements and other data in this report.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e. the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government of the Downtown Development Authority of the City of Lapeer. For the most part, the effect of interfund activity, if any, has been removed from these statements. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for services.

The statement of activities demonstrates the degree to which the direct expenses of a function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Revenues not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting, and Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures and compensated absences, and claims and judgments are recorded only when payment is due.

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

Measurement Focus, Basis of Accounting and Financial Statements - Concluded

Property taxes, franchise fees, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Downtown Development Authority.

Estimates

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

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. streets, bridges, and sidewalks), are reported in the government-wide financial statements. Capital assets are defined by the Downtown Development Authority as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year.

All capital assets are valued at historical cost or estimated historical cost if actual cost is not available. Donated capital assets are recorded at acquisition value on the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend assets lives are not capitalized.

Depreciation of all exhaustible capital assets used is charged as an expense against their operations in the government-wide statements. Accumulated depreciation is reported on the government-wide statement. The straight-line depreciation method is applied over the estimated useful lives of capital assets.

The straight-line depreciation method is used for all depreciable capital assets. The estimated useful lives for capital assets are displayed in the table below:

Asset Class	Depreciable Life
Land	n/a
Land improvements	10-20 years
Buildings	20-40 years
Equipment	20 years



**NOTE 3: CASH, CASH EQUIVALENTS, AND INVESTMENTS**

In accordance with Michigan Compiled Laws, the City Treasurer is authorized to invest in the following investment vehicles:

1. Bonds, securities, and other obligations of the United States or an agency or instrumentality of the United States.
2. Certificates of deposit, savings accounts, deposit accounts, or depository receipts of a bank which is a member of the Federal Deposit Insurance Corporation (FDIC) or a savings and loan association which is a member of the Federal Savings and Loan Insurance Corporation (FSLIC) or a credit union which is insured by the National Credit Union Administration, but only if the bank, savings and loan association, or credit union is eligible to be a depository of surplus funds belonging to the State under Section 5 or 6 of Act No. 105 of the Public Acts of 1855, as amended, being Section 21.145 and 21.146 of the Michigan Compiled Laws.
3. Commercial paper rated at the time of purchase within the three (3) highest classifications established by not less than two (2) standard rating services and which matures not more than 270 days after the date of purchase.
4. The United States government or Federal agency obligations repurchase agreements.
5. Bankers acceptances of United States banks.
6. Mutual funds composed of investment vehicles, which are legal for direct investment by local units of government in Michigan.

FDIC regulations provide that deposits of governmental units are to be separately insured for the amount of \$250,000 in an insured bank for savings deposits and \$250,000 for demand deposits. Furthermore, if specific deposits are regulated by statute or bond indenture, these specific deposits are to be separately insured for the amount of \$250,000. For the purpose of these rules, the term "savings deposits" includes NOW accounts, money market deposit accounts, and other interest-bearing checking accounts.

Deposits

There is a custodial credit risk as it relates to deposits. In the case of deposits, this is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. As of June 30, 2020, the carrying amount of the Authority's deposits was \$89,653 and the bank balance was \$116,342 of which \$116,342 was covered by federal depository insurance.

Due to significantly higher cash flow at certain periods during the year, the amount the Authority held as cash and cash equivalents increased significantly. As a result, the amount of uninsured and uncollateralized cash and cash equivalents were substantially higher at these peak periods than at year end.

Credit Risk

State law limits investments in certain types of investments to a prime or better rating issued by nationally recognized statistical rating organizations (NRSRO's). As of June 30, 2020 the Authority did not have any investment that would be subject to rating.

Interest Rate Risk

The Authority will minimize interest rate risk, which is the risk that the market value of securities in the portfolio will fall due to changes in market interest rates, by designing its portfolio in a manner to attain a market rate of return throughout the budgetary and economic cycles while preserving and protecting capital.

**NOTE 3: CASH, CASH EQUIVALENTS AND INVESTMENTS - Concluded**

Concentration of Credit Risk

The Authority will minimize concentration of credit risk, which is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer, by diversifying the investment portfolio to prevent over concentration of assets in a specific maturity, individual financial institution, or specific class of securities.

Custodial Credit Risk

The Authority will minimize custodial credit risk, which is the risk of loss due to failure of the security issuer or backer by:

- Limiting investments to the types of securities listed in the Authority's investment policy.
- Pre-qualifying the financial institutions, brokers/dealers, intermediaries, and advisors with which the Authority will do business in accordance with the Authority's investment policy.

**NOTE 4: CAPITAL ASSETS**

A summary of changes in the Authority's capital assets is as follows:

	July 1	Additions	Deletions	June 30
Capital assets not being depreciated				
Land	\$ <u>154,000</u>	\$ _____ -	\$ _____ -	\$ <u>154,000</u>
Capital assets being depreciated				
Buildings	769,854	-	-	769,854
Machinery and equipment	<u>48,737</u>	_____ -	_____ -	<u>48,737</u>
Total capital assets Being depreciated	818,591	-	-	818,591
Less: Accumulated depreciation				
Buildings	<u>309,609</u>	<u>24,071</u>	_____ -	<u>333,680</u>
Total capital assets being depreciated, net	<u>508,982</u>	<u>24,071</u>	_____ -	<u>484,911</u>
Total Capital Assets, Net	\$ <u>662,982</u>	\$ <u>24,071</u>	\$ _____ -	\$ <u>638,911</u>

**NOTE 5: EXCESS OF EXPENDITURES OVER APPROPRIATIONS IN INDIVIDUAL FUNDS**

P.A. 621 of 1978 provides that Authorities and other local units of government shall not incur expenditures in excess of the amounts appropriated in the formal budget document adopted by the Authority.

No expenditures were made in excess of the budget as the budget was adopted on the fund level and not by line item.

**NOTE 6: DETAILS OF FUND BALANCE CATEGORIES AND CLASSIFICATIONS**

GASB Statement No. 54 establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Under this standard, the fund balance classifications of reserved, designated and unreserved have been replaced with five new classifications: non-spendable, restricted, committed, assigned and unassigned.

*Non-spendable* – assets that are not available in a spendable form such as inventory, prepaid expenditures, and long-term receivables not expected to be converted to cash in the near term. It also includes funds that are legally or contractually required to be maintained intact such as the corpus of a permanent fund or foundation.

*Restricted* – amounts that are required by external parties to be used for a specific purpose. Constraints are externally imposed by creditors, grantors, contributors or laws, regulations or enabling legislation.

*Committed* – amounts constrained on use imposed by formal action of the government's highest level of decision making authority (i.e., Board) by resolution.

*Assigned* – amounts intended to be used for specific purposes. This is determined by the governing body, the budget or finance committee, or a delegated municipality official.

*Unassigned* – all other resources; the remaining fund balance after non-spendable, restrictions, commitments, and assignments. This class only occurs in the General Fund except for cases of negative fund balances. Negative fund balances are always reported as unassigned, no matter which fund the deficit occurs in.

Fund Balance Classifications and Procedures

For committed fund balance, the Authority's highest level of decision-making authority is the Board. The formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is a resolution.

For assigned fund balance, the Authority Trustees are authorized to assign amounts to a specific purpose.

The Authority has not formally adopted a policy that determines when both restricted and unrestricted fund balances are available which should be used first, therefore restricted resources will be used first, then unrestricted resources if they are needed.

The Authority has not formally adopted a policy that determines whether committed, assigned, or unassigned amounts are considered to be spent when an expenditure is incurred for purposes which amounts from any of those fund balance classifications could be used.

**NOTE 7: UPCOMING ACCOUNTING PRONOUNCEMENTS**

GASB Statement No. 87, *Leases*, was issued which will establish a single model for reporting all leases (including those previously classified as operating and capital). Lessees will now report offsetting intangible assets and lease liabilities equal to the present value of future lease payments. Lessors will report offsetting lease receivable and deferred inflows of resources. We do not expect this standard to have any significant effect on the Authority.

REQUIRED SUPPLEMENTARY INFORMATION

Downtown Development Authority of the  
City of Lapeer, Michigan

Schedule of Revenues, Expenditures, and Changes in Fund Balance

Budget and Actual

General Fund

For the Year Ended June 30, 2020

	Budgeted Amount		Actual	Variance Favorable (Unfavorable)
	Original	Final		
<b>Revenues</b>				
Property taxes	\$ 96,356	\$ 96,356	\$ 105,671	\$ 9,315
Interest income	240	240	191	(49)
Donations	31,000	6,000	7,780	1,780
Special events/promotions	20,900	20,900	17,520	(3,380)
Grants	113,000	55,000	55,000	-
Miscellaneous	3,500	3,500	9,287	5,787
Contributions from primary government	224,511	123,000	99,894	(23,106)
	489,507	304,996	295,343	(9,653)
<b>Expenditures</b>				
Insurance	3,500	3,500	2,091	1,409
Attorney	1,200	1,200	281	919
Main Street program	10,000	10,000	6,484	3,516
CIP funded project	276,511	10,000	10,000	-
Design committee	1,200	1,200	-	1,200
Beautification	1,000	1,000	1,000	-
Special events/promotions	21,000	21,000	10,678	10,322
Property maintenance and utilities	5,500	5,500	7,445	(1,945)
Programming services agreement	81,500	81,500	81,500	-
Contractual services	60,000	60,000	60,703	(703)
Grants	-	55,000	50,000	5,000
Miscellaneous	3,800	3,800	2,839	961
Contribution to primary government	44,039	74,039	64,032	10,007
	509,250	327,739	297,053	30,686
Excess (deficiency) of Revenues over Expenditures	(19,743)	(22,743)	(1,710)	21,033
Fund balance, July 1	70,837	70,837	70,837	-
Fund balance, June 30	\$ 51,094	\$ 48,094	\$ 69,127	\$ 21,033

