

DOWNTOWN DEVELOPMENT AUTHORITY
MANCELONA, MICHIGAN
AUDITED FINANCIAL STATEMENTS
YEAR ENDED FEBRUARY 28, 2023

MANCELONA DOWNTOWN DEVELOPMENT AUTHORITY

BOARD OF DIRECTORS

MIKE BIEHL – PRESIDENT

LISA APPS – VICE PRESIDENT

MIKE ALLISON – VILLAGE PRESIDENT

DANA O'DELL – RECORDING SECRETARY/TREASURER

BILL KOENIG

ANDY FISHER

ALYSE TARBUTTON

LISSA SIZEN

KATHLEEN KITCHEN

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Dan Smith & Company, PC
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

To the Downtown Development Authority
Mancelona, Michigan

Opinions

We have audited the accompanying financial statements of the governmental activities, and the major fund of the Mancelona Downtown Development Authority (the "DDA") as of and for the year ended February 28, 2023, and the related notes to the financial statements, which collectively comprise the DDA's basic financial statements as listed in the table of contents.

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 Mancelona DDA as of February 28, 2023, and the respective changes in financial position for the year then ended in accordance with 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. 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 Mancelona DDA, 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 DDA'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 opinions. 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 generally accepted 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.

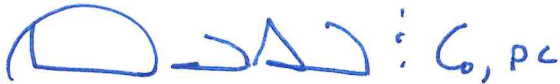
In performing an audit in accordance with generally accepted auditing standards, we:

- 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 DDA'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 DDA'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 and budgetary comparison information 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.



Dan Smith & Company, PC
Gaylord, MI 49735

May 5, 2023

MANCELONA DOWNTOWN DEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED FEBRUARY 28, 2023

This section of the annual financial report of the Mancelona Downtown Development Authority presents our discussion and analysis of the entity's financial performance during the fiscal year ended February 28, 2023. Please read it in conjunction with the financial statements which immediately follow this section.

FINANCIAL HIGHLIGHTS

The change in net position, as calculated on the full accrual basis of accounting was an increase of \$20,176. The excess of revenues over expenditures as calculated on the modified accrual basis of accounting was \$24,488.

Assets increased \$20,176 from the prior year. Liabilities remained at zero.

Overall revenues were \$57,136, most of which are general in nature. Total expenses, as calculated on the accrual basis of accounting, amounted to \$36,960.

The Authority's revenues consist primarily of property taxes, collected from the Village of Mancelona and Mancelona Township for properties within the DDA district, and interest earnings. The Authority's revenue increased by \$8,824 from the prior year.

The Authority was involved in community projects during the year which included: The banners and explore 131, the façade grants, Christmas decorations, parking lot for the DDA and future infrastructure improvements to the Downtown District.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of three parts: The management discussion and analysis, the basic financial statements, and required supplementary information. The basic financial statements include two different kinds of statements that present different views of the entity.

The first two statements are government-wide financial statements and provide both long and short-term information about our overall financial status.

The remaining statements are fund financial statements, which focus on individual parts of the entity in more detail.

The notes to the financial statements explain some of the information in the statements and provide more detailed data.

Required supplementary information further explains and supports the financial statement information with budgetary comparisons.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The government-wide statements report information about the Authority as a whole using the accrual accounting method, as used by private companies. The Statement of Net Position includes all of the Authority's assets and liabilities. The Statement of Activities records all of the current year revenues and expenses regardless of when received or paid.

The two government-wide statements report net position and how they have changed. Net position is the difference between the Authority's assets and liabilities; this is one method to measure the Authority's financial health or position.

Over time, increases/decreases in an Authority's net position are an indicator of whether financial position is improving or deteriorating.

To assess overall health of the Authority, you may also have to consider additional factors such as tax base changes.

The activities of the Authority are reported as governmental activity. The Authority has no business-type activities.

FUND FINANCIAL STATEMENTS

The fund financial statements provide more detailed information about the Authority's funds, focusing on significant (major) funds, not the entity as a whole. Funds are used to account for specific activities or funding sources. Some funds are required by law or bond covenants. They also may be created by the entity's board. Funds are established to account for funding and spending of specific financial resources and to show proper expenditure of those resources.

The entity has the following types of funds:

General Fund – All of the Authority's activities are included in this fund. The fund is presented on the modified accrual basis, which is designed to show short-term financial information. You will note that differences between the government-wide statements and the fund statements are disclosed to explain the differences between them.

FINANCIAL ANALYSIS OF THE AUTHORITY AS A WHOLE

The Authority's total net position increased during the year, impacted primarily by a lack of major projects being performed in the current year. The total net position balance at the end of the year was \$234,489.

FINANCIAL ANALYSIS OF THE AUTHORITY 'S FUNDS

The activities of the general fund have remained constant, consisting of contractual services and other operating costs and community projects. The revenues collected to fund the activities increased due to an increase in taxable values within the DDA district. The revenues exceeded the expenditures causing a surplus of \$24,488 in the fund financial statements.

CAPITAL ASSET AND LONG-TERM DEBT ACTIVITY

Capital Assets: The Authority made no capital purchases during this past year.

Long-Term Debt: At year end, the DDA had no long-term debt.

KNOWN FACTORS AFFECTING FUTURE OPERATIONS

The Authority will continue to assess the needs of the Downtown District. The Authority is considering some infrastructure improvements to the District.

CONTACTING ENTITY MANAGEMENT

This financial report is designed to provide our taxpayers, creditors, investors and customers with a general overview of the entity's finances and to demonstrate the entity's accountability for the revenues it receives. If you have any questions concerning this report please contact Mike Biehl, President or Ms. Dana O'Dell the recording secretary.

**MANCELONA DOWNTOWN DEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION
FEBRUARY 28, 2023**

ASSETS

Current Assets

Cash	\$	127,556
Property Taxes Receivable		56,791

Total Current Assets		184,347
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Noncurrent Assets

Capital Assets		110,462
Accumulated Depreciation		(60,320)

Total Noncurrent Assets		50,142
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Total Assets		234,489
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LIABILITIES

Current Liabilities

Accounts Payable		-
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Total Liabilities		-
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NET POSITION

Net Position - Unrestricted		184,347
Net Position - Investment in Capital Assets		50,142

Total Net Position	\$	234,489
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See accompanying notes to the financial statements

MANCELONA DOWNTOWN DEVELOPMENT AUTHORITY
STATEMENT OF ACTIVITIES
YEAR ENDED FEBRUARY 28, 2023

	P R O G R A M R E V E N U E S			NET REVENUE/ (EXPENSE) AND CHANGE IN NET ASSETS
	CHARGES FOR SERVICES	OPERATING GRANTS & CONTRIBUTIONS	CAPITAL GRANTS & CONTRIBUTIONS	
EXPENSES				TOTAL
\$ (36,960) \$	-	\$	-	\$ (36,960)
GOVERNMENTAL ACTIVITY				
Redevelopment/Beautification of Downtown Mancelona Area				
GENERAL REVENUES				
Property Taxes				56,800
Interest Income				336
Total General Revenues				57,136
Change in Net Position				20,176
Net Position, Beginning of Year				214,313
Net Position, End of Year				\$ 234,489

See accompanying notes to the financial statements

**MANCELONA DOWNTOWN DEVELOPMENT AUTHORITY
BALANCE SHEET
FEBRUARY 28, 2023**

ASSETS

Current Assets

Cash	\$ 127,556
Property Taxes Receivable	56,791

Total Assets	<u>184,347</u>
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LIABILITIES AND FUND EQUITY

Total Liabilities	<u>-</u>
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Fund Equity

Fund Balance - Unrestricted and Unassigned	184,347
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Total Fund Equity	<u>184,347</u>
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Total Liabilities and Fund Equity	<u>\$ 184,347</u>
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See accompanying notes to the financial statements

**MANCELONA DOWNTOWN DEVELOPMENT AUHORITY
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
FEBRUARY 28, 2023**

TOTAL FUND BALANCE - PER BALANCE SHEET	\$	184,347
 Amounts reported for governmental activities in the Statement of Net Position are different because:		
 Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are capitalized (and depreciated if appropriate).		
		50,142
 Long-term liabilities, including the capital leases payable, are not due and payable in the current period and therefore are not reported in the fund financial statements.		
		-
 TOTAL NET POSITION - PER STATEMENT OF NET POSITION	 \$	 234,489

See accompanying notes to the financial statements

**MANCELONA DOWNTOWN DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
YEAR ENDED FEBRUARY 28, 2023**

REVENUES	
Property Taxes	\$ 56,800
Interest Income	336
	57,136
Total Revenues	57,136
 EXPENDITURES	
DDA Parking Lot	15,680
Facade Grants	7,714
Banners and Explore 131	4,223
Administrative Services	3,400
Audit	1,000
Travel/Advertising/Office Expense	264
Christmas Decorations	142
Miscellaneous	225
	32,648
Total Expenditures	32,648
Excess (Deficiency) of Revenues Over Expenditures	24,488
Fund Balance - Beginning of Year	159,859
Fund Balance - End of Year	\$ 184,347

See accompanying notes to the financial statements

**MANCELONA DOWNTOWN DEVELOPMENT AUTHORITY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES
YEAR ENDED FEBRUARY 28, 2023**

NET CHANGE IN FUND BALANCE - PER STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE	\$	24,488
 Amounts reported for governmental activities in the Statement of Activities are different because:		
Government funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives.		-
Depreciation expense is reported in the Statement of Activities but not in the governmental funds financial statements.		(4,312)
 CHANGE IN NET POSITION - PER STATEMENT OF ACTIVITIES	 \$	 <u>20,176</u>

See accompanying notes to the financial statements

**DOWNTOWN DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED FEBRUARY 28, 2023**

NOTE A: ENTITY

The Downtown Development Authority was organized in July 1994, by the Village of Mancelona, under Public Act 197 of the State of Michigan. Its purpose is to analyze the impact of economic changes and growth in the downtown district. In 1996, the DDA commissioned the preparation of the “The Development and Financing Plan for the Downtown Development District,” which was adopted by the Village of Mancelona Board through Ordinance 81, which, unless amended and restated, will expire in 2025.

The Village of Mancelona has been designated as the financial oversight agency of the Authority. The Authority is presented as a discrete component unit in the financial statements of the Village.

Upon dissolution of the Authority, all remaining assets and liabilities will revert to the Village of Mancelona.

NOTE B: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

INTRODUCTION

The accounting and reporting framework and the more significant accounting principles and practices of the Mancelona Downtown Development Authority are discussed in subsequent sections of this Note. The remainder of the notes are organized to provide explanations including required disclosures, of the Authority’s financial activities for the fiscal year ended February 28, 2023.

The accounting policies of the Authority conform to the generally accepted accounting principles as applicable to governments. The following is a summary of the more significant policies.

On March 1, 2003, the Authority adopted the new governmental reporting model and implemented Governmental Accounting Standards Board (GASB) Statement No. 34 “Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments” and Statement No. 38 “Certain Financial Statement Note Disclosures”.

Under the provisions of GASB Statements No. 34 and 38, the focus of the Village’s financial statements has shifted from a fund focus to a government-wide focus.

GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENT PRESENTATION

Government-Wide Financial Statements

The government-wide financial statements include the Statement of Net Position and the Statement of Activities. These statements report financial information for the Authority as a whole.

**DOWNTOWN DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED FEBRUARY 28, 2023**

NOTE B: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Individual funds are not displayed, but the statements distinguish governmental activities from business-type activities, generally financed in whole or in part with fees charged to external customers. Due to the nature of the operations of the Authority, there are no business-type activities. It is a single-purpose government engaging in only governmental activities.

The Statement of Activities reports the expenses of a given function offset by program revenues directly connected with functional programs. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. The Authority engages in one functional activity – the preservation and beautification of downtown Mancelona. Program revenues include: (1) charges for services which report fees and other charges to users of the Authority’s services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets and include fees to developers. These revenues are subject to externally imposed restrictions to these program users. At this time the Authority has no program revenues. Other revenue sources not properly included with program revenues are reported as general revenues.

Fund Financial Statements

Fund financial statements are provided for the Authority’s governmental fund.

The measurement focus and basis of accounting for the government-wide and fund financial statements are described in a subsequent section of this note.

FUND TYPES AND MAJOR FUNDS

Governmental Funds

The Authority reports the following major governmental funds:

General Fund – this fund reports operations that provide services to the downtown district which are financed primarily by property tax revenues.

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

The financial statements of the Authority are prepared in accordance with generally accepted accounting principles (GAAP). The basis of accounting is described in the following paragraphs.

**DOWNTOWN DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED FEBRUARY 28, 2023**

NOTE B: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)
Government-Wide Financial Statements

The government-wide statements report using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability occurs, regardless of the timing of related cash flows.

Governmental Fund Financial Statements

Governmental fund financial statements report using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to pay current liabilities. The Authority considers revenues to be available if they are collected within 60 days of the end of the fiscal year. Expenditures are recorded when the related fund liability is incurred, except for general obligation bond principal and interest which are reported as expenditures in the year due.

USE OF ESTIMATES

The financial statements have been prepared in conformity with generally accepted accounting principles as applicable to governments and, as such, include amounts based on informed estimates and judgments of management with consideration given to materiality. Actual results could differ from those estimates.

PROPERTY TAXES

Taxes are levied on parcels in the district each year and are recognized as revenue in that fiscal year. Taxes are assessed on a lien date of either July 1st or December 1st, depending if it is the Village tax or Township tax. The tax revenue is calculated by multiplying the number of mills times the increase in taxable value from the base year. The base year (1995) taxable value was \$3,349,178, the 2022 taxable value was \$5,572,902, creating an incremental taxable value of \$2,223,724.

**DOWNTOWN DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED FEBRUARY 28, 2023**

NOTE B: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

CAPITAL ASSETS AND DEPRECIATION

The following assets and related depreciation are owned by the Authority:

	Building	Sign & Equipment	Outdoor Fitness Equipment	Total
Original Cost	\$ 52,489	\$ 27,251	\$ 30,722	\$ 110,462
Accumulated Depreciation	(19,246)	(26,737)	(14,337)	(60,320)
Net Cost	<u>\$ 33,243</u>	<u>\$ 514</u>	<u>\$ 16,385</u>	<u>\$ 50,142</u>

Depreciation expense for the year totaled \$4,312. Ownership of any assets purchased with the Authority's funds reverts to the Village of Mancelona if the DDA dissolves.

LONG-TERM DEBT, DEFERRED DEBT EXPENSE, AND BOND DISCOUNT/PREMIUMS

In the government-wide financial statements, outstanding debt is reported as a liability. Bond issuance costs, bond discounts or premiums, and the difference between the reacquisition price and the net carrying value of refunded debt are capitalized and amortized over the terms of the respective bonds using a method that approximates the effect of interest method. The governmental fund financial statements recognize the proceeds of debt and premiums as other financing sources of the current period. Issuance costs are reported as expenditures.

BUDGET

Public Act 621 of 1978 as amended provides that a local unit shall not incur expenditures in excess of the amount appropriated. In the body of the financial statements, the Authority's actual expenditures and budgeted expenditures have been shown on a line-item basis. The approved budget of the Authority was adopted on a fund basis.

Budgets for the Authority are prepared by the board and presented to the Village Council of Mancelona for approval before March 1 of each year. Amendments are also approved by the Village Council as needed.

During the year ended February 28, 2023, no over expenditures were noted. The budget as adopted ends on February 28 of each year. There are no carryover budget items. The budget is adopted on the modified accrual basis of accounting.

**DOWNTOWN DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED FEBRUARY 28, 2023**

NOTE C: CASH AND CASH EQUIVALENTS

Cash consists of bank accounts with original maturities of 90 days or less.

All cash deposits are maintained in financial institutions in the Mancelona, Michigan area. The Authority's deposits are categorized to give an indication of the level of risk assumed by the Authority at fiscal year-end. The categories are described as follows:

Category 1 – Insured or collateralized with securities held by the Authority or by its agent in the Authority's name.

Category 2 – Collateralized with securities held by the pledging financial institution's trust department or agent in the Authority's name.

Category 3 – Uncollateralized.

	BANK BALANCE	1	CATEGORY 2	3	CARRYING AMOUNT
Cash Deposits	\$ 127,697	\$ 127,697	-	-	\$ 127,556

NOTE D: DUE FROM OTHER GOVERNMENTS

Property tax revenues for the year ended February 28, 2023 are recognized as receivables as follows:

Village of Mancelona	\$ 31,565
Mancelona Township	25,226
Total	\$ 56,791

Management considers the receivable balance to be fully collectible.

NOTE E: LONG-TERM DEBT

The Authority currently has no long-term debt.

NOTE F: INSURANCE

Liability insurance is paid for by the Village of Mancelona. Bond insurance is carried for the Authority for misappropriations.

**MANCELONA DOWNTOWN DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GOVERNMENTAL FUND
YEAR ENDED FEBRUARY 28, 2023**

	ORIGINAL BUDGET	FINAL AMENDED BUDGET	ACTUAL	VARIANCE FROM FINAL AMENDED BUDGET
REVENUES				
Property Taxes	\$ 57,000	\$ 57,000	\$ 56,800	\$ (200)
Interest Income	-	-	336	336
Total Revenue	57,000	57,000	57,136	136
EXPENDITURES				
DDA Parking Lot	16,000	16,000	15,680	320
Facade Grants	20,000	10,000	7,714	2,286
Banners and Explore 131	4,500	4,500	4,223	277
Administrative Services	3,000	3,000	3,400	(400)
Audit	2,000	2,000	1,000	1,000
Travel/Advertising/Office Expense	1,900	1,900	264	1,636
Christmas Decorations	-	-	142	(142)
Legal Fees	1,500	1,500	-	1,500
Miscellaneous	12,000	500	225	275
Total Expenditures	60,900	39,400	32,648	6,752
Excess (Deficiency) of Revenues Over Expenditures	(3,900)	17,600	24,488	6,888
Fund Balance - Beginning of Year	159,859	159,859	159,859	-
Fund Balance - End of Year	\$ 155,959	\$ 177,459	\$ 184,347	\$ 6,888

See accompanying notes to the financial statements