



**CITY OF LITCHFIELD
TAX INCREMENT FINANCE AUTHORITY
HILLSDALE COUNTY, MICHIGAN
ANNUAL FINANCIAL REPORT
YEAR ENDED JUNE 30, 2023**

TABLE OF CONTENTS

	<u>Page</u>
<hr/>	
FINANCIAL SECTION	
Independent Auditors' Report	1
Management's Discussion and Analysis	5
<hr/>	
BASIC FINANCIAL STATEMENTS	
Government-wide Financial Statements	
Statement of Net Position	13
Statement of Activities	14
Fund Financial Statements	
Governmental Fund	
Balance Sheet	15
Reconciliation of Governmental Fund Balance Sheet to the Statement of Net Position	16
Statement of Revenues, Expenditures, and Change in Fund Balance	17
Reconciliation of Governmental Funds Statement of Revenues, Expenditures, and Change in Fund Balance with the Statement of Activities	18
Notes to the Financial Statements	20
<hr/>	
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - General Fund	31

INDEPENDENT AUDITOR'S REPORT

To the Board of the
Tax Increment Finance Authority
City of Litchfield, Michigan

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of the Tax Increment Finance Authority, a component unit of the City of Litchfield, Michigan (the "Authority"), as of and for the year ended June 30, 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 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 Authority, as of June 30, 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 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 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 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 and budgetary comparison information, as listed in the table of contents, 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.

A handwritten signature in dark ink that reads "Gabridge & Company". The script is cursive and fluid, with the ampersand being a simple loop.

Gabridge & Company, PLC
Grand Rapids, Michigan
December 18, 2023

Management's Discussion and Analysis

City of Litchfield Tax Increment Finance Authority
Management's Discussion and Analysis
June 30, 2023

As management of the City of Litchfield Tax Increment Finance Authority, Michigan (the "Authority" or "government") we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2023. We encourage readers to consider the information presented here in conjunction with the financial statements as a whole.

Financial Highlights

- The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$2,984,622 (*net position*). The Authority had an *unrestricted net position* of \$1,963,763.
- The Authority's revenues were \$1,026,782 and expenses were \$1,046,759 for a decrease in net position of \$19,977.
- At the close of the current fiscal year, the Authority's general fund, the sole governmental fund, reported a fund balance of \$1,029,594, an increase of \$643,710 in comparison with the prior year. 99.9% of this amount, or \$1,028,764, is available for spending at the government's discretion (*unassigned fund balance*).
- At the end of the current fiscal year, unassigned fund balance for the general fund was \$1,028,764, or approximately 97.8% of total general fund expenditures.

Overview of the Financial Statements

The discussion and analysis provided here is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business.

The *statement of net position* presents financial information on all of the Authority's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The *statement of activities* presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus,

revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements distinguish functions of the Authority that are principally supported by taxes and intergovernmental revenues (governmental activities). The governmental activities of the Authority include only community and economic development.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Authority can be divided into one category: governmental funds.

Governmental Funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The Authority maintains one individual governmental fund, the general fund. The Authority adopts an annual appropriated budget for the general fund. A budgetary comparison schedule for the general fund has been provided to demonstrate compliance with these budgets.

Notes to the Financial Statements. The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents *required supplementary information* concerning the Authority's budgetary comparison schedules.

Government-wide Overall Financial Analysis

As noted earlier, net position over time may serve as a useful indicator of a government's financial position. In the case of the Authority, assets exceeded liabilities by \$2,984,622 at the close of the most recent fiscal year.

City of Litchfield Tax Increment Finance Authority's Net Position

ASSETS	2023	2022
<i>Current Assets</i>		
Cash and Investments	\$ 1,314,845	\$ 518,474
Accounts Receivables, Net	16,467	16,016
Current Portion of Notes Receivable	271,890	7,891
Prepaid Items	830	-
<i>Total Current Assets</i>	1,604,032	542,381
<i>Noncurrent Assets</i>		
Notes Receivable, Net	228,110	515,781
Investment in Land and Infrastructure Development	434,169	453,205
Capital Assets, Net	1,020,859	1,641,838
<i>Total Assets</i>	3,287,170	3,153,205
LIABILITIES		
<i>Current Liabilities</i>		
Accounts Payable	42,057	93,092
Customer Deposits	10,491	50,214
Unearned Revenue	-	5,300
<i>Total Liabilities</i>	52,548	148,606
DEFERRED INFLOWS OF RESOURCES		
Revenues Intended to Finance Subsequent Year	250,000	-
<i>Total Deferred Inflow of Resources</i>	250,000	-
NET POSITION		
Investment in Capital Assets	1,020,859	1,641,838
Unrestricted	1,963,763	1,362,761
<i>Total Net Position</i>	\$ 2,984,622	\$ 3,004,599

A large portion of the Authority's net position, \$1,020,859 (or 34.2%), reflects its investment in capital assets (e.g., buildings and improvements and equipment and furniture), less any related outstanding debt that was used to acquire those assets. The Authority uses these capital assets to promote economic development. Accordingly, these assets are not available for future spending. Although the Authority's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The remaining balance of \$1,963,763, or 65.8%, is unrestricted.

Some of the more significant changes in assets and liabilities of the Authority are as follows:

- Increase in cash of \$796,371 mostly related to an increase in fund balance during the year.
- Capital assets, net decreased \$620,979 largely due to the sale of assets.

City of Litchfield Tax Increment Finance Authority's Changes in Net Position

Revenues	2023	2022
Program Revenues		
Charges for Services, Litchfield Initiative	\$ 153,125	\$ 80,978
Charges for Services, Golf Course	-	34,245
Charges for Services, Rents and Other	42,557	37,652
Operating Grants and Contributions	-	100
Total Program Revenues	195,682	152,975
General Revenues		
Property Taxes	136,329	147,611
Interest and Investment Earnings	29,738	4,511
Unrestricted State Sources	556,031	591,473
Sale of Capital Assets	109,002	-
Total General Revenues	831,100	743,595
Total Revenues	1,026,782	896,570
Expenses		
General Development	384,434	144,442
Contributions to Primary Government	367,495	359,000
Litchfield Initiative	294,830	385,875
Golf Course	-	89,753
Total Expenses	1,046,759	979,070
Change in Net Position	(19,977)	(82,500)
<i>Net Position at Beginning of Period</i>	<i>3,004,599</i>	<i>3,087,099</i>
Net Position at End of Period	\$ 2,984,622	\$ 3,004,599

Governmental activities decreased the Authority's net position by \$19,977 compared to a decrease of \$82,500 for the year ended June 30, 2022. Reasons for the decrease in net position are as follows:

- Interest and Investment Earnings revenue increased from \$4,511 to \$29,738 due to utilization of the cash resources by providing a loan to a local business in the Authority's industrial park development district and interest rates on the Authority's investments being higher in the current fiscal year than in the previous year.
- Litchfield Initiative and Golf Course expenses decreased by \$91,045 and \$89,753, respectively.
- Sale of capital assets increased revenues \$109,002 during the year.

Financial Analysis of Governmental Funds

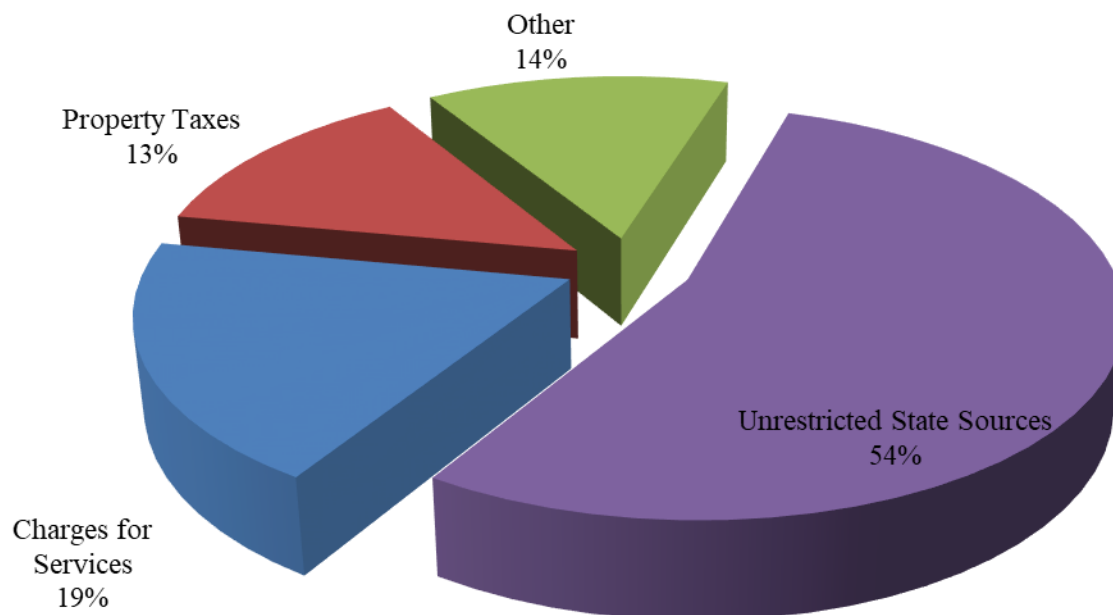
As noted earlier, the Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the Authority's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Authority's near-term financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the Authority itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the Authority's Board.

The general fund is the chief operating fund, and sole governmental fund, of the Authority. At the end of the current fiscal year, unassigned fund balance of the general fund was \$1,028,764, which is available for spending at the government's discretion. This represents 99.9% of the total fund balance. As a measure of the general fund's liquidity, it may be useful to compare unassigned fund balance to total general fund expenditures. Unassigned fund balance represents approximately 97.8% of total general fund expenditures. The fund balance of the Authority's general fund increased by \$643,710 during the current fiscal year primarily due to the sale of capital assets during the year.

Governmental Activities The following chart summarizes the revenue sources for the governmental activities of the Authority for the most recent fiscal year-end.

Governmental Activities Revenues



General Fund Budgetary Highlights

Original budget compared to final budget. There were no significant amendments made to the original budgeted appropriations or the original estimated revenues. Minor amendments were made to better allocate expenditures within the fund.

Final budget compared to actual results. The Authority did not have any expenditures in excess of the amounts appropriated during the year ended June 30, 2023.

Capital Assets

The Authority's investment in capital assets as of June 30, 2023 amounts to \$1,020,859 (net of accumulated depreciation). This investment in capital assets includes buildings and improvements and equipment and furniture.

At June 30, 2023, the Authority did not carry any outstanding debt obligations on its financial books.

More detailed information about the Authority's capital assets can be found in the notes to the financial statements.

Economic Condition and Outlook

The Authority currently maintains a stable inventory of successful manufacturing companies within the industrial park. The Authority will continue recruitment of businesses to ensure continued success in the City of Litchfield's employment force and protect the tax base in the Authority's district. Inflation concerns may stagnate new construction, however the Authority will continue to compete for new development through the state's MEDC organization. Electrification of the auto industry and diversification of the park will continue to be factors the Authority watches in 2024, as we continue to expand our reach and develop the South Herring Road sites.

Contacting the Authority

This financial report is designed to provide a general overview of the Authority's finances to its citizens, customers, investors, and creditors and to demonstrate the Authority's accountability for the resources it receives. Questions regarding any information provided in this report or requests for additional financial information should be addressed to:

City of Litchfield Administrative Office
221 Jonesville Street
Litchfield, MI 49252

Basic Financial Statements

City of Litchfield - TIFA
Statement of Net Position
June 30, 2023

ASSETS

Current Assets

Cash and Investments	\$ 1,314,845
Accounts Receivable, Net	16,467
Current Portion of Notes Receivable	271,890
Prepaid Items	830
Total Current Assets	1,604,032

Noncurrent Assets

Notes Receivable, Net	228,110
Investment in Land and Infrastructure Development	434,169
Capital Assets not being Depreciated	60,000
Capital Assets being Depreciated, Net	960,859
Total Assets	3,287,170

LIABILITIES

Current Liabilities

Accounts Payable	42,057
Customer Deposits	10,491
Total Current Liabilities	52,548
Total Liabilities	52,548

DEFERRED INFLOWS OF RESOURCES

Revenues Intended to Finance Subsequent Year	250,000
Total Deferred Inflows of Resources	250,000

NET POSITION

Investment in Capital Assets	1,020,859
<i>Unrestricted</i>	1,963,763
Total Net Position	\$ 2,984,622

The Notes to the Financial Statements are an integral part of these Financial Statements

**City of Litchfield - TIFA
Statement of Activities
For the Year Ended June 30, 2023**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental Activities:					
Community and Economic Development	\$ 1,046,759	\$ 195,682	\$ --	\$ --	\$ (851,077)
<i>Total Governmental Activities</i>	\$ 1,046,759	\$ 195,682	\$ --	\$ --	\$ (851,077)
General Purpose Revenues:					
					136,329
					556,031
					29,738
					109,002
					831,100
					(19,977)
					3,004,599
					\$ 2,984,622

The Notes to the Financial Statements are an integral part of these Financial Statements

**City of Litchfield - TIFA
Balance Sheet
Governmental Funds
June 30, 2023**

	General
ASSETS	
Cash and Investments	\$ 1,314,845
Accounts Receivable, Net	16,467
Prepaid Items	830
<i>Total Assets</i>	<u>\$ 1,332,142</u>
LIABILITIES	
Accounts Payable	\$ 42,057
Customer Deposits	10,491
<i>Total Liabilities</i>	<u>52,548</u>
DEFERRED INFLOWS OF RESOURCES	
Revenued Intended to Finance Subsequent Year	250,000
<i>Total Liabilities and Deferred Inflows of Resources</i>	<u>302,548</u>
FUND BALANCE	
Nonspendable	830
Unassigned	1,028,764
<i>Total Fund Balance</i>	<u>1,029,594</u>
<i>Total Liabilities, Deferred Inflows of Resources and Fund Balance</i>	<u>\$ 1,332,142</u>

The Notes to the Financial Statements are an integral part of these Financial Statements

City of Litchfield - TIFA
Reconciliation of Governmental Fund Balance Sheet to the Statement of Net Position
June 30, 2023

Total Fund Balance - Governmental Fund	\$ 1,029,594
General government capital assets of \$1,543,830, net of accumulated depreciation of \$522,971, are not financial resources and, accordingly, are not reported in the funds.	1,020,859
Notes receivable, net includes notes receivable and accrued interest income expected to be collected in future years and are not available to pay for current year expenditures and, accordingly, are not reported in the funds.	500,000
Investment in land and infrastructure development are not current financial resources and, accordingly, are not reported in the funds.	434,169
Total Net Position - Governmental Activities	\$ <u>2,984,622</u>

The Notes to the Financial Statements are an integral part of these Financial Statements

City of Litchfield - TIFA
Statement of Revenues, Expenditures, and Changes in Fund Balance
Governmental Fund
For the Year Ended June 30, 2023

	General
Revenues	
Property Taxes	\$ 136,329
Intergovernmental	556,031
Charges for Services	152,625
Interest and Rents	66,526
Other Revenues	29,941
<i>Total Revenues</i>	941,452
Expenditures	
General Development	389,110
Contributions to Primary Government	
Administrative	107,495
Fire Department Services	25,000
Police Services	23,000
Equipment	28,000
Utilities	184,000
Litchfield Regional Training Center	294,830
<i>Total Expenditures</i>	1,051,435
<i>Excess of Revenues Over</i>	
<i>(Under) Expenditures</i>	(109,983)
Other Financing Sources (Uses)	
Sale of Assets	753,693
<i>Net Other Financing Sources (Uses)</i>	753,693
<i>Net Change in Fund Balance</i>	643,710
<i>Fund Balance at Beginning of Period</i>	385,884
<i>Fund Balance at End of Period</i>	\$ 1,029,594

The Notes to the Financial Statements are an integral part of these Financial Statements

City of Litchfield - TIFA
Reconciliation of Governmental Fund Statement of Revenues, Expenditures, and
Changes in Fund Balance with Statement of Activities
For the Year Ended June 30, 2023

Total Net Change in Fund Balance - Governmental Fund	\$ 643,710
Governmental funds report capital outlays as expenditures; however, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlay of \$86,190 exceeds depreciation expense of \$81,514, less the net amount of fixed assets sold or removed from service of \$625,655.	(620,979)
Governmental funds report development of investment property as expenditures and sales of investment property as other financing sources; however, in governmental activities, development and sales increases or decreases the investment in land and infrastructure development while the net gain or loss is reported against interest and investment earnings.	(19,036)
Governmental funds report collection of long-term loans receivable as other revenues; however, in the statement of activities, the collection reduces long-term loans receivable. In addition, the change in interest receivable is reported as interest and investment earnings in governmental activities; however, the change is not recognized in governmental funds.	(23,672)
Changes in Net Position - Governmental Activities	\$ <u>(19,977)</u>

The Notes to the Financial Statements are an integral part of these Financial Statements

Notes to the Financial Statements

City of Litchfield Tax Increment Finance Authority

Notes to the Financial Statements

Note 1 - Summary of Significant Accounting Policies

The financial statements of the City of Litchfield Tax Increment Finance Authority (the “Authority” or “government”) have been prepared in conformity with generally accepted accounting principles as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial-reporting principles. The more significant of the Authority’s accounting policies are described below.

Reporting Entity

The Authority is organized and incorporated as authorized by and pursuant to the Tax Increment Finance Authority Act, P.A. 450 of 1981, as amended. The Authority is a component unit of the City of Litchfield, Michigan and is governed by a separate board appointed by the City Council, created to promote economic growth in the City of Litchfield, Michigan.

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 activities of the Authority. The Authority’s government-wide activities are considered *governmental activities*, which normally are supported by taxes and intergovernmental revenues.

The statement of activities demonstrates the degree to which the direct expenses of a given 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. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for the governmental fund.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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 revenue 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

City of Litchfield Tax Increment Finance Authority

Notes to the Financial Statements

as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period or within one year for expenditure-driven grants. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service and compensated absences expenditures are recorded only when payment is due.

Property taxes, state revenue sharing, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so 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 Authority.

The Authority reports the following major governmental fund:

The ***general fund*** is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Financial Statement Presentation – Assets, Liabilities, and Equity

Deposits and Investments

The Authority's cash and cash equivalents are considered to be cash on hand, demand deposits, all local government investment pools, and short-term investments with original maturities of three months or less from the date of acquisition. Investments are stated at fair value at the balance sheet date.

State statutes and Authority policy authorize the Authority to invest in:

- Bonds, securities, other obligations, and repurchase agreements of the United States, or an agency or instrumentality of the United States.
- Certificates of deposit, savings accounts, deposit accounts, or depository receipts of a qualified financial institution.
- Commercial paper rated at the time of purchase within the two highest classifications established by not less than two standard rating services and that matures not more than 270 days after the date of purchase.
- In United States government or federal agency obligation repurchase agreements.
- Bankers' acceptances of United States banks.

City of Litchfield Tax Increment Finance Authority

Notes to the Financial Statements

- Mutual funds registered under the Investment Company Act of 1940 with the authority to purchase only investment vehicles that are legal for direct investment by a public corporation.
- External investment pools as authorized by Public Act 20 as amended through March, 1997.

Receivables

All trade receivables are shown net of an allowance for uncollectibles, as applicable. All amounts deemed to be uncollectible are charged against the allowance for doubtful accounts in the period that determination is made.

Notes Receivable

The Authority uses the reserve method for valuing delinquent notes related to loans it has made to local manufacturing companies that potentially may not be fully collected. The reserve is estimated based on historical collections, the Authority's level of subordination to other company's creditors, and the economic condition of the companies.

Prepaid Items

Prepaid expenditures in the governmental funds, such as insurance premiums, which are expected to be written off within the next fiscal year, are included in net current assets. Reported prepaid expenditures are equally offset by nonspendable fund balance, which indicates they do not constitute "available spendable resources" even though they are a component of net current assets.

Investment in Land and Infrastructure Development

Investment in land represents land developed by the Authority for residential housing and industrial expansion. The Authority anticipates selling the land to developers. Additionally, the Authority is investing in development of infrastructure in the new residential housing complexes. When the development is complete, the infrastructure will be contributed to the City of Litchfield, at which time it will be capitalized and depreciated in the governmental activities of the City.

Capital Assets

Capital assets, which include buildings and improvements and furniture and equipment, are reported in the governmental and business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$2,000 and an estimated useful life in excess of one year. Such assets are valued at cost where historical records are available and at estimated historical cost where no historical records exist. Donated capital assets are valued at their acquisition value on the date received. The costs of normal maintenance and repairs that do not add to the value of the asset or

City of Litchfield Tax Increment Finance Authority

Notes to the Financial Statements

materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable. No interest expense has been incurred or capitalized on capital assets reported in proprietary funds. Capital assets are depreciated using the straight-line method over the following useful lives:

	<u>Years</u>
Buildings and Improvements	10 - 50
Equipment and Furniture	3 - 20

Deferred Inflows of Resources

The Authority is reporting \$250,000 of deferred inflows of resources for funds collected in one year that will be used to finance the activities of the ensuing year.

Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Governmental funds report *nonspendable fund balance* for amounts that cannot be spent because they are either: a) not in spendable form or b) legally or contractually required to be maintained intact. *Restricted fund*

City of Litchfield Tax Increment Finance Authority

Notes to the Financial Statements

balance is reported when externally imposed constraints are placed on the use of resources by grantors, contributors, or laws or regulations of other governments. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The *committed fund balance* classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Authority Board is the highest level of decision-making authority for the government that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation.

Amounts in the *assigned fund balance* classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Authority Board, or its designee, is authorized to assign fund balance. The Authority Board may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Unassigned fund balance is the residual classification for the Authority's general fund and includes all spendable amounts not contained in the other classifications and is therefore available to be spent as determined by the Authority Board.

Property Tax Revenue Recognition

The City of Litchfield, the primary government, bills and collects property taxes and distributes them to the Authority. Properties are assessed as of December 31, and the related property taxes are levied and become payable on July 1 of the following year for summer taxes and December 1 for winter taxes. Summer and winter taxes are due without penalty if paid by September 14 and February 14, respectively. Delinquent real property taxes are turned over to the County and added to the County tax roll. The County remits all of the City's uncollected delinquent real property tax to the Authority by June 30. Subsequently, the City remits to the Authority the portion of delinquent real property taxes owed. Uncollected personal property taxes are not accrued because the date of collection is uncertain.

Use of Estimates

The process of preparing financial statements in conformity with generally accepted accounting principles requires the use of estimates and assumptions regarding certain types of assets, liabilities, revenues, and expenses. Such estimates primarily relate to unsettled transactions and events as of the date of the financial statements. Accordingly, upon settlement, actual results may differ from estimated amounts.

City of Litchfield Tax Increment Finance Authority

Notes to the Financial Statements

Note 2 - Stewardship, Compliance, and Accountability

Budgetary and Budgetary Accounting

The general fund budgets shown as required supplementary information were prepared on the same modified accrual basis used to reflect actual results. This basis is consistent with accounting principles generally accepted in the United States of America. The Authority employs the following procedures in establishing the budgetary data reflected in the financial statements.

- a. The Authority's Board submits to the City's Council a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and resources to finance them.
- b. A Public Hearing is conducted to obtain taxpayers' comments.
- c. Prior to July 1, the budget is legally enacted through passage of resolution.
- d. The budget is legally adopted at the fund level. Any revisions that alter the total expenditures must be approved by the City Council. Violations, if any, are noted in the required supplementary information section.
- e. Appropriations unused at June 30 are not carried forward to the following fiscal year.
- f. Budgeted amounts are reported as originally adopted or amended by the City Council during the year. Individual amendments were appropriately approved by the City Council as required.

Excess of Expenditures over Budget

P.A. 621 of 1978, as amended, provides that a local unit shall not incur expenditures in excess of the amount budgeted. Budgetary control is exercised at the activity level in the general fund.

The Authority had no expenditures in excess of the amount appropriated during the year ended June 30, 2023.

City of Litchfield Tax Increment Finance Authority

Notes to the Financial Statements

Note 3 - Deposits and Investments

Following is a reconciliation of deposit balances as of June 30, 2023:

Statement of Net Position	
Cash and Investments	<u>\$ 1,314,845</u>
Deposits and Investments	
Checking and Savings Accounts	\$ 547,799
Certificates of Deposit (matures within one year)	512,851
Investments - Michigan CLASS	<u>254,195</u>
Total Deposits and Investments	<u>\$ 1,314,845</u>

Custodial Credit Risk - Deposits. Custodial credit risk is the risk that, in the event of a bank failure, the Authority's deposits might not be returned. State law does not require, and the Authority does not have a policy for deposit custodial credit risk. As of year-end, \$12,851 of the Authority's bank balance of \$723,656 was exposed to custodial credit risk because it was uninsured and uncollateralized. Due to the dollar amounts of cash deposits and the limits of FDIC insurance, the Authority believes it is impractical to insure all bank deposits. As a result, the Authority evaluates each financial institution with which it deposits Authority funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

Credit Risk - Investments. State law limits investments to specific government securities, certificates of deposits and bank accounts with qualified financial institutions, commercial paper with specific maximum maturities and ratings when purchased, bankers' acceptances of specific financial institutions, qualified mutual funds and qualified external investment pools as identified in the list of authorized investments in the summary of significant accounting policies. The Authority's investment policy does not have specific limits in excess of state law on investment credit risk. All investments are insured under SPIC. There were no investments where credit risk ratings were applicable.

Interest Rate Risk. Interest rate risk is the risk that the market rate of securities in the portfolio will fall due to changes in market interest rates. State law limits the allowable investments and the maturities of some of the allowable investments as identified in the summary of significant accounting policies. The Authority's investment policy does not have specific limits in excess of state law on investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. Maturity dates for investments held at year-end are summarized as follows: there were \$512,851 of certificates of deposit that mature within one year.

City of Litchfield Tax Increment Finance Authority

Notes to the Financial Statements

Fair Value Measurement

The Authority is required to disclose amounts within a framework established for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

Level 1: Quoted prices in active markets for identical securities.

Level 2: Prices determined using other significant observable inputs. Observable inputs are inputs that other market participants may use in pricing a security. These may include prices for similar securities, interest rates, prepayment speeds, credit risk and others.

Level 3: Prices determined using significant unobservable inputs. In situations where quoted prices or observable inputs are unavailable or deemed less relevant, unobservable inputs may be used. Unobservable inputs reflect the Authority's own assumptions about the factors market participants would use in pricing an investment and would be based on the best information available.

As of June 30, 2023, the Authority had an investment in land and infrastructure development (not included above) in the amount of \$434,169 with a Level 3 fair value measurement. Additionally, \$254,195 of MI Class investment were valued with a Level 2 measurement. The Authority's certificates of deposit were not subjected to fair value measurement.

Note 4 - Notes Receivable

2019 Note to Harvard Clothing Company in the amount of \$65,000 for business purposes, payable in monthly installments of \$628, which includes interest at a rate of 3.00% per annum, until paid in full.

2022 note to Carnico Foods, LLC in the amount of \$500,000 for business purposes, \$250,000 payable July 1, 2023 and is non-interest bearing, and \$250,000 payable in monthly installments of \$2,190 payable monthly, which includes interest at a rate of 1% per annum, until paid in full.

City of Litchfield Tax Increment Finance Authority

Notes to the Financial Statements

The following is a summary of the long-term notes receivable activity during the year:

	Beginning Balance	Additions (Deletions)	Ending Balance	Due Within One Year
Harvard Clothing Company	\$ 23,672	\$ (23,672)	\$ -	\$ -
Carnico Foods, LLC	500,000	-	500,000	271,890
Total Notes Receivable, Net	\$ 523,672	\$ (23,672)	\$ 500,000	\$ 271,890

The following is the maturity schedule of outstanding notes receivable:

Year Ending June 30,	Governmental Activities		
	Principal	Interest	Total
2024	\$ 271,890	\$ 2,201	\$ 274,091
2025	24,110	2,171	26,281
2026	24,353	1,929	26,281
2027	24,597	1,684	26,281
2028	24,844	1,437	26,281
2029-2033	130,204	3,392	133,596
Totals:	\$ 500,000	\$ 12,812	\$ 512,812

Note 5 - Capital Assets

Capital asset activity during the year was as follows:

Governmental Activities	Beginning Balance	Additions	Reductions	Ending Balance
Capital Assets not being Depreciated				
Land	\$ 85,000	\$ -	\$ (25,000)	\$ 60,000
Construction in Progress	407,136	-	(407,136)	-
Subtotal	492,136	-	(432,136)	60,000
Capital Assets being Depreciated				
Buildings and Improvements	1,323,922	-	(240,288)	1,083,634
Equipment and Furniture	314,006	86,190	-	400,196
Subtotal	1,637,928	86,190	(240,288)	1,483,830
Less Accumulated Depreciation				
Buildings and Improvements	(388,174)	(29,212)	46,769	(370,617)
Equipment and Furniture	(100,052)	(52,302)	-	(152,354)
Subtotal	(488,226)	(81,514)	46,769	(522,971)
Capital Assets being Depreciated, Net	1,149,702	4,676	(193,519)	960,859
Capital Assets, Net	\$ 1,641,838	\$ 4,676	\$ (625,655)	\$ 1,020,859

Depreciation expense of \$81,514 was allocated to the community and economic development function of the Authority.

City of Litchfield Tax Increment Finance Authority

Notes to the Financial Statements

Note 6 - Leases

The Authority leases property to local manufacturers for varying monthly lease payments with annual renewable options. During the year ended June 30, 2023, the Authority recognized lease revenue in the amount of \$33,000.

Required Supplementary Information

City of Litchfield - TIFA
Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual
General Fund
For the Year Ended June 30, 2023

	Budgeted Amounts			Variance Favorable (Unfavorable) Final to Actual
	Original	Final	Actual	
Revenues				
Property Taxes	\$ 136,338	\$ 136,066	\$ 136,329	\$ 263
Intergovernmental	430,000	556,030	556,031	1
Charges for Services	78,000	150,955	152,625	1,670
Interest and Rents	34,883	63,502	66,526	3,024
Other Revenues	13,617	29,940	29,941	1
Total Revenues	692,838	936,493	941,452	4,959
Other Financing Sources				
Sale of Assets	240,000	753,693	753,693	--
Total Revenues and Other Financing Sources	932,838	1,690,186	1,695,145	4,959
Expenditures				
General Development	946,700	859,603	389,110	470,493
Contributions to Primary Government	368,000	367,495	367,495	--
Litchfield Regional Training Center	162,090	330,123	294,830	35,293
Total Expenditures	1,476,790	1,557,221	1,051,435	505,786
Excess (Deficiency) of Revenues and Other Sources Over Expenditures	(543,952)	132,965	643,710	510,745
Net Change in Fund Balance	(543,952)	132,965	643,710	510,745
Fund Balance at Beginning of Period	385,884	385,884	385,884	--
Fund Balance at End of Period	\$ (158,068)	\$ 518,849	\$ 1,029,594	\$ 510,745

December 18, 2023

To the Board of the
Tax Increment Finance Authority
City of Litchfield, Michigan

We have audited the accompanying financial statements of the governmental activities and the major fund of the City of Litchfield, Michigan Tax Increment Finance Authority (the "Authority") for the year ended June 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 31, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Authority are described in Note 1 to the financial statements. There were no new accounting policies adopted and the application of existing policies was not changed during the fiscal year ended June 30, 2023. We noted no transactions entered into by the Authority during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Authority's financial statements were:

- Management's estimate of the useful lives of depreciable capital assets is based on the length of time it is believed that those assets will provide some economic benefit in the future.

We evaluated key factors and assumptions used to develop these estimates and determined that they are reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 18, 2023.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the management's discussion and analysis and budgetary comparison information, which are required supplementary information (RSI) that supplements

the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of the Board and management of the Authority and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in dark ink that reads "Gabridge & Company". The script is cursive and fluid, with the ampersand being particularly stylized.

Gabridge & Company, PLC
Grand Rapids, MI