

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT
AUTHORITY**

**(A Component Unit of the
City of Traverse City, Michigan)**

Traverse City, Michigan

FINANCIAL STATEMENTS

**For the Year Ended
June 30, 2011**

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the
City of Traverse City, Michigan)**

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INDEPENDENT AUDITORS' REPORT

December 29, 2011

To the Board of the
City of Traverse City
Downtown Development Authority
Traverse City, Michigan

We have audited the accompanying financial statements of the governmental activities and each major fund of the *City of Traverse City Downtown Development Authority* (the "Authority"), a component unit of the City of Traverse City, Michigan, as of and for the year ended June 30, 2011, which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our 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 each major fund of the Authority as of June 30, 2011, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued a report dated December 28, 2011, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis on pages 2-5 and Budgetary Comparisons on pages 20-23 are not a required part of the basic financial statements but are supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.



**MANAGEMENTS' DISCUSSION
AND ANALYSIS**

Management's Discussion and Analysis

As management of the *Downtown Development Authority* (the "Authority"), 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, 2011.

Financial Highlights

- The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$8,999,925 (*net assets*).
- The government's total net assets increased by \$20,669.
- As of the close of the current fiscal year, the Authority's governmental funds reported combined ending fund balances of \$3,382,270, a decrease of \$212,406 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

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 assets* presents information on all of the Authority's assets and liabilities, with the difference between the two reported as *net assets*. Over time, increases or decreases in net assets 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 government's net assets changed during the most recent fiscal year. All changes in net assets 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 in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the Authority that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The Authority's governmental activity is economic development. The Authority has no business-type activities.

The government-wide financial statements include only the Authority itself. The Authority has no legally separate component units for which the Authority is financially accountable.

The government-wide financial statements can be found on pages 6-7 of this report.

Fund Financial Statements

A *fund* is a grouping of related accounts that are 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. The Authority only has governmental funds. The Authority does not maintain enterprise or fiduciary 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 evaluating 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 funds balance sheet and the governmental funds 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 three individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for all three funds; the General Fund, TIF 2 and TIF 97 Special Revenue Funds, each of which are considered to be major funds.

The governmental funds financial statements can be found on pages 8-11 of this report.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 12-20 of this report.

Other Information

The Authority adopts an annual appropriated budget for its general and special revenue funds. Budgetary comparison schedules have been provided as required supplementary information to demonstrate compliance with those budgets.

Government-wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of a government’s financial position. In the case of the Authority, assets exceeded liabilities by \$8,999,925 at the close of the most recent fiscal year.

Downtown Development Authority’s Net Assets

	June 30	
	2011	2010
Governmental activities		
Current and other assets	\$ 9,093,900	\$ 9,066,863
Long-term liabilities outstanding	69,442	75,152
Other liabilities	24,533	12,455
Total liabilities	<u>93,975</u>	<u>87,607</u>
Net assets		
Restricted	8,762,362	8,770,130
Unrestricted	<u>237,563</u>	<u>209,126</u>
Total net assets	<u>\$ 8,999,925</u>	<u>\$ 8,979,256</u>

The Authority's net assets reflects its restricted net assets for future expenditures within the guidelines of the tax increment finance district plans and unrestricted net assets, which may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the Authority is able to report positive balances in both categories of net assets.

Governmental activities. The Authority's net assets increased by \$20,669, key highlights are as follows:

- Increase in net assets from prior year of approximately \$21,000 attributed to (1) increase in charges for services in the approximate amount of \$39,000, (2) decrease in contributions from the Brownfield Redevelopment Authority in the amount of \$2,935,897, (3) increase in captured property taxes in the tax increment finance districts in the approximate amount of \$105,000, (4) increase in economic development expenditures in the approximate amount of \$37,000, (5) increase in federal revenue in the approximate amount of \$13,000.

Downtown Development Authority's Changes in Net Assets

	June 30	
	2011	2010
Governmental activities		
Program revenues		
Charges for services	\$ 424,336	\$ 385,592
Capital grants and contributions	531,083	3,453,997
General revenues		
Property taxes	1,986,886	1,882,190
Unrestricted investment earnings	568	1,440
Total revenue	2,942,873	5,723,219
Expenses		
Economic development	2,922,204	2,885,275
Change in net assets	20,669	2,837,944
Net assets – beginning of year	8,979,256	6,141,312
Net assets – end of year	\$ 8,999,925	\$ 8,979,256

Financial Analysis of the Government's 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 financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the Authority's governmental funds reported combined ending fund balances of \$3,382,270, a decrease of \$212,406, in comparison with the prior year. \$3,075,265 is restricted and available only for spending for the benefit of the applicable district.

The General Fund is the chief operating fund of the Authority. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$253,547. As a measure of the General Fund's liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance represents 42 percent of total General Fund expenditures.

During the current fiscal year, the fund balance of the Authority's General Fund increased by \$22,727 although anticipated to decrease \$6,900. The change in fund balance was attributed to actual expenditures being under the amended budget by \$8,921, actual reimbursements received being more than the budget by \$13,613 and actual rental income received being more than the budget by \$8,118.

The TIF 2 Special Revenue Fund has a fund balance of \$1,667,970, which decreased by \$482,624 although anticipated to decrease \$456,606. The change in fund balance was attributed to actual expenditures being under amended budget by \$133,104, actual property taxes received being more than the budget by \$35,275 and actual reimbursements received being less than the budget by \$187,265.

The TIF 97 Special Revenue Fund has a fund balance of \$1,407,925, which increased \$247,491 although anticipated to decrease \$1,071,230. This change in fund balance was attributed to actual expenditures being under amended budget by \$1,297,019, unanticipated \$12,983 in Federal revenue being received, actual property taxes received being more than the budget by \$25,604, actual reimbursements received being less than the amended budget by \$8,300 and actual interest income earned being less than the budget by \$8,585.

Capital outlay expenditures in the TIF 2 and TIF 97 are under budget because projects were delayed and postponed until the subsequent fiscal year.

Budgetary Highlights

There were no amendments to any of the budgets during the fiscal year. In the DDA operational budget, funds that had been budgeted for a contractual parking maintenance position were expended on a part time employee in lieu of contractual services. The difference is shown in the line items for salaries and professional services when compared to budget.

Economic Factors and Next Year's Budgets and Rates

The following factors were considered in preparing the Authority's budget for the 2011-12 fiscal year:

- Through a contract with the City of Traverse City, the Authority manages the Auto Parking System. While no changes in compensation to the Authority are envisioned, there may need to be adjustments as part of planning for the 2012-13 budgets.
- Various capital improvements in the TIF 97 and TIF 2 Funds including bayfront planning improvements, alley repairs, continued work on the Pine Street pedestrian way, streetscape improvements on Cass and/or Lake Streets.

Requests for Information

This financial report is designed to provide a general overview of the 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 Authority's Executive Director, 303 State Street, Traverse City, Michigan.

FINANCIAL STATEMENTS

DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)

Statement of Net Assets
June 30, 2011

	Governmental Activities
Assets	
Cash and cash equivalents	\$ 3,384,839
Due from other governments	5,703,953
Prepaid expenses	5,108
Total assets	9,093,900
Liabilities	
Accounts payable and accrued liabilities	24,533
Accrued compensated absences	
Due in one year	24,496
Due in more than one year	44,946
Total liabilities	93,975
Net assets	
Restricted for tax increment finance districts	8,762,362
Unrestricted	237,563
Total net assets	\$ 8,999,925

The accompanying notes are an integral part of these financial statements.

DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)

Statement of Activities
For the Year Ended June 30, 2011

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue</u>
		<u>Charges for Services</u>	<u>Capital Grants and Contributions</u>	
Economic development	\$ 2,922,204	\$ 424,336	\$ 531,083	\$ (1,966,785)
General revenues				
Unrestricted property taxes				64,907
Restricted property taxes for tax increment finance districts				1,921,979
Unrestricted investment earnings				568
Total general revenues				1,987,454
Change in net assets				20,669
Net assets, beginning of year				8,979,256
Net assets, end of year				\$ 8,999,925

The accompanying notes are an integral part of these financial statements.

DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)

Balance Sheet
Governmental Funds
June 30, 2011

	<u>General Fund</u>	<u>Special Revenue Funds</u>		<u>Total Governmental Funds</u>
		<u>TIF 2 Fund</u>	<u>TIF 97 Fund</u>	
Assets				
Cash and cash equivalents	\$ 283,887	\$ 1,685,138	\$ 1,415,814	\$ 3,384,839
Due from other governments	3,873	3,972,097	1,727,983	5,703,953
Prepaid expenditures	5,108	-	-	5,108
Due from other funds	34,166	-	-	34,166
Total assets	\$ 327,034	\$ 5,657,235	\$ 3,143,797	\$ 9,128,066
Liabilities and Fund Balances				
Liabilities				
Accounts payable	\$ 6,692	\$ 85	\$ 4,419	\$ 11,196
Accrued liabilities	13,337	-	-	13,337
Due to other funds	-	17,083	17,083	34,166
Deferred revenue	-	3,972,097	1,715,000	5,687,097
Total liabilities	20,029	3,989,265	1,736,502	5,745,796
Fund balances				
Nonspendable - prepaid expenditures	5,108	-	-	5,108
Restricted - tax increment finance districts	-	1,667,970	1,407,295	3,075,265
Assigned - subsequent year expenditures	48,350	-	-	48,350
Unassigned	253,547	-	-	253,547
Total fund balance	307,005	1,667,970	1,407,295	3,382,270
Total liabilities and fund balances	\$ 327,034	\$ 5,657,235	\$ 3,143,797	\$ 9,128,066

Continued.....

The accompanying notes are an integral part of these financial statements.

DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of the Traverse City, Michigan)

**Reconciliation of Fund Balances on the Balance Sheet for Governmental
Funds to Net Assets of Governmental Activities on the
Statement of Net Assets
June 30, 2011**

Fund balances	\$ 3,382,270
Amounts reported for <i>governmental activities</i> in the statement of net assets are different because:	
Other non-current assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.	
Add: deferred revenue	5,687,097
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds.	
Deduct: accrued compensated absences	<u>(69,442)</u>
Net assets of governmental activities	<u>\$ 8,999,925</u>

Concluded

The accompanying notes are an integral part of these financial statements.

DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)

Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2011

	General Fund	Special Revenue Funds		Total Governmental Funds
		TIF 2 Fund	TIF 97 Fund	
Revenues				
Federal revenue	\$ -	\$ -	\$ 12,983	\$ 12,983
Property taxes	64,907	740,875	1,181,104	1,986,886
Reimbursements	512,613	145,735	145,000	803,348
Rental income	44,118	-	-	44,118
Interest income	568	5,868	5,415	11,851
Total revenues	622,206	892,478	1,344,502	2,859,186
Expenditures				
Salaries	500,071	-	-	500,071
Fringe benefits	42,195	-	-	42,195
Office supplies and utilities	24,822	354	661	25,837
Professional services	13,873	103,964	198,123	315,960
Travel, promotion and conferences	7,961	-	-	7,961
Repairs and maintenance	2,610	-	-	2,610
Rentals	5,606	-	-	5,606
Contributions to other governments	-	1,205,706	651,203	1,856,909
Capital outlay	2,341	65,078	247,024	314,443
Total expenditures	599,479	1,375,102	1,097,011	3,071,592
Net change in fund balances	22,727	(482,624)	247,491	(212,406)
Fund balances, beginning of year	284,278	2,150,594	1,159,804	3,594,676
Fund balances, end of year	\$ 307,005	\$ 1,667,970	\$ 1,407,295	\$ 3,382,270

Continued....

The accompanying notes are an integral part of these financial statements.

DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)

**Reconciliation of the Statement of Revenues, Expenditures and
Changes in Fund Balance of Government Funds to the
Statement of Activities
For the Year Ended June 30, 2011**

Net change in fund balances	\$ (212,406)
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Amounts reported for *governmental activities* in the Statement of Net Assets are different because:

Noncurrent assets recorded on the fund statements are not available to fund current year operations and are deferred in the funds.

Add: increase in deferred revenue	518,100
Deduct: payments received on non-current assets	(290,735)

Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the funds.

Add: decrease in accrued compensated absences	<u>5,710</u>
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Change in net assets	<u><u>\$ 20,669</u></u>
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Concluded

The accompanying notes are an integral part of these financial statements.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

Notes to Financial Statements

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity - The Downtown Development Authority (the "Authority"), a discrete component unit of the City of Traverse City (the "City"), was created in September 1978 by the City Commission pursuant to Act No. 197 of the Public Acts of 1975 of the State of Michigan. It operates through a Board of Trustees (the "Board") consisting of the Mayor of the City of Traverse City and eleven members approved by the City Commission. The purpose of the Authority is to correct and prevent deterioration of the Downtown Development District, encourage historic preservation, create and implement development plans, and promote economic growth.

The Authority is a component unit of the City because the City appoints the Authority's Board of Directors, it has the ability to significantly influence the Authority's operations and it is financially accountable for the Authority as defined under GASB Statement No. 14, *The Financial Reporting Entity*. Accordingly, the Authority is presented as a discretely presented component unit in the City's financial statements.

Government-wide and Fund Financial Statements – The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all of the nonfiduciary activities of the component unit. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The Authority has no business-type activities.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segments 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 fund financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation – The government-wide financial information is 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 years for which they are levied.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

Notes to Financial Statements

Governmental fund financial information is 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 to be *available* when they are collectable 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 fiscal period. 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 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 government.

When both restricted and unrestricted resources are available for use it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

The Authority reports the following major governmental funds:

The *General Fund* is the Authority's primary operating fund. It accounts for all financial resources of the Authority, except those in another fund.

The *TIF 2 and TIF 97 Special Revenue Funds* account for financial resources that are legally restricted for activities within specific districts of the Downtown Development Authority.

Capital Assets – The Authority has no capital assets for which it holds legal ownership. Infrastructure assets (e.g., roads, bridges, curbs, sidewalks, storm sewers and similar items), along with water and wastewater subsystems, constructed by the Authority are not recorded as the Authority's capital assets, even though the Authority may be obligated to repay the debt issued to finance the related projects. Such capital assets become the property of the City when they are placed into service and, accordingly, are then reported as the City's capital assets.

Accrued compensated absences - Employees are granted vacation and sick leave in varying amounts based on length of service. Annually unused vacation is reduced to a maximum of five weeks. Sick leave accumulates and is paid to employees at the time of retirement at one-half of total days accumulated up to a maximum of 120 days (60 paid days). The estimated amount due to employees as of June 30, 2011 is accrued in the government-wide financial statements.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

Notes to Financial Statements

Fund Equity – In 2009, the Governmental Accounting Standards Board (“GASB”) issued Statement No. 54, *Fund Balance Reporting and Governmental Fund-type Definitions*. The objective of this statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund-type definitions. The statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed on the use of the resources reported in governmental funds. Under this standard, the fund balance classifications of reserved, designated, and unreserved/undesignated were replaced with five new classifications – nonspendable, restricted, committed, assigned, and unassigned. The Authority implemented GASB Statement No. 54 during the current fiscal year which did not have an effect on the beginning fund balances or net assets of the Authority.

In the fund financial statements, governmental funds report the following components of fund balance:

- Nonspendable – Amounts that are not in spendable form or are legally or contractually required to be maintained intact.
- Restricted – Amounts that are legally restricted by outside parties, constitutional provisions, or enabling legislation for use for a specific purpose.
- Committed – Amounts that have been formally set aside by the Board for use for specific purposes. Commitments are made and can be rescinded only via resolution of the Board.
- Assigned – Intent to spend resources on specific purposes expressed by the governing body.
- 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.

2. CASH AND CASH EQUIVALENTS

Michigan Compiled Laws, Section 129.91 authorizes the local governmental unit to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations which have an office in Michigan. The Authority is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; United States government or federal agency obligations; repurchase agreements; bankers’ acceptance of United States banks; commercial paper rated within the two highest classifications which mature not more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions which are rated as

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
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Notes to Financial Statements

investment grade; and mutual funds composed of investment vehicles which are legal for direct investment by local units of government in Michigan.

The Authority's deposit and investment policy is in accordance with statutory authority.

The Authority's cash and cash equivalents are cash on hand and demand deposits with a bank. The Authority's cash and cash equivalents are comprised of bank deposits with a balance of \$3,387,237 and petty cash of \$50 at June 30, 2011.

Custodial credit risk - deposits

Custodial risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned. The State does not require and the Authority has not adopted a policy regarding custodial credit risk. The above deposits were reflected in the accounts of the bank (without recognition of checks written but not yet cleared, or of deposits in transit) at \$3,387,237. The Federal Deposit Insurance Corporation insured \$250,000 and the remainder of \$3,137,237 was uninsured and uncollateralized.

3. ACCOUNTS PAYABLE AND ACCRUED EXPENSES

Accounts payable and accrued expenses in the governmental activities consist of 46 percent vendor payables and 54 percent accrued payroll liabilities.

4. RECEIVABLES / DEFERRED REVENUE

Governmental funds reported deferred revenue in connection with receivables that are not considered to be available to liquidate liabilities of the current period. This deferred revenue consists of taxes that will be captured in the future by the Brownfield tax districts to reimburse for costs incurred in this and past fiscal years for economic development. At the end of the current fiscal year, the various components of deferred revenue amounted to \$5,687,097. The remaining receivable amount of \$16,856 will be collected within one year.

5. INTERFUND PAYABLES AND RECEIVABLES

Administrative expenses payable to the General Fund from the TIF 2 and TIF 97 special revenue funds at June 30, 2011 amounted to \$17,083 and \$17,083, respectively.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

Notes to Financial Statements

6. ACCRUED COMPENSATED ABSENCES

Changes in accrued compensated absences consist of the following:

	<u>Balance</u> <u>07/01/10</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance</u> <u>06/30/11</u>	<u>Due</u> <u>Within</u> <u>One Year</u>
Accrued compensated absences	\$ <u>75,152</u>	\$ <u>44,053</u>	\$ <u>49,763</u>	\$ <u>69,442</u>	\$ <u>24,496</u>

Compensated absences are liquidated by the General Fund.

7. COMMITMENTS

The 2007 City of Traverse City Downtown Development Tax Exempt Refunding Bonds, the 2002B City of Traverse City Downtown Development Taxable Bonds, and the 2009 City of Traverse City Downtown Development Tax Exempt Old Town Parking Deck Bonds are reported on the City of Traverse City financial statements. The Authority has pledged tax increment revenues for the payment of these bonds. The Authority provides these tax increment revenues to the City less the developer required contribution for bond payment on the 2007 debt. The City has pledged its limited tax full faith and credit for the payment of the principal and interest on the bonds. The following are the obligations expected to be paid from the collection of tax increment revenues in the Tax Increment Financing and Development Plan No. 97 and No. 2:

<u>Fiscal Year</u> <u>End</u>	<u>Amount</u>
2012	\$ 1,993,251
2013	1,860,514
2014	2,116,365
2015	2,207,790
2016	2,265,914
2017-2021	4,513,944
2022-2026	5,024,255
2027-2028	<u>1,762,506</u>
Total	<u>\$21,744,539</u>

The Authority has outstanding commitments remaining under contracts for the Waterfront Pedestrian Tunnel and Garland Street Streetscape Design of \$53,210 and \$32,650, respectively.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

Notes to Financial Statements

8. CONTINGENCIES

The Authority participates in federally assisted grant programs, which are subject to financial and compliance audits. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements, and are subject to audit by grantor agencies. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the Authority expects such amounts, if any, to be immaterial.

9. PROPERTY TAXES

The Authority's property taxes are levied each July 1 on the taxable valuation of applicable property located in the Districts of the Authority as of the preceding December 31, the lien date. Property taxes are payable without penalty and interest through July 31 and unpaid taxes become delinquent if not paid by March 1 of the succeeding year. Assessed values as established annually by the City, and subject to acceptance by the County, are equalized by the State at an estimated 50 percent of the assessed value. The taxable value for real and personal property in the Downtown Development Authority for the 2010 levy is \$108,728,597. The Authority's general operating tax rate for fiscal year 2010-11 was 1.8038 mills.

Property tax revenue for the TIF's, which are included in the Downtown Development Authority, is derived pursuant to two tax increment financing development plans, TIF 2 and TIF 97. Real and personal property taxes are levied and attach as an enforceable lien on properties located within the boundaries of the tax increment financing districts. The City bills and collects the taxes on behalf of the Authority. Delinquent taxes on ad valorem real property at March 1 are purchased and collected by Grand Traverse County. Collection of delinquent personal property tax remains the responsibility of the City of Traverse City. Property tax revenue is recognized when levied in the government-wide financial statements and in the fund financial statements to the extent that it results in current receivables.

Except for property taxes captured from local schools that exceed contractual obligations, the Authority is entitled to all taxes levied on property within the tax increment financing authority districts to the extent that the current taxable value exceeds the base year taxable value. The base year of initial properties was 1985 for TIF 2 (\$3,089,321) and 1997 for TIF 97 (\$32,860,088). The base year on other properties is determined by the date of entry into the district. The fiscal year 2010-11 captured taxable values for TIF 2 is \$28,215,821 and TIF 97 is \$45,267,225.

10. ADMINISTRATIVE SERVICES REVENUE

The Authority entered into two contracts, one from September 1, 2009 to August 31, 2010 and another from September 1, 2010 to August 31, 2011 with the Downtown Traverse City

CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)

Notes to Financial Statements

Association (a non-for-profit organization). The Authority provides office space and administrative services to the association for an annual fee of \$53,604 and \$54,144, respectively, payable in equal monthly installments of \$4,467 and \$4,512. Income under these contracts for the year ended June 30, 2011 was \$54,054.

The Authority entered into a contract on June 19, 2003 (amended March 2, 2009) with the City of Traverse City in which the Authority will operate and manage the Auto Parking System for an annual fee of \$252,000 payable in equal monthly installments of \$21,000. Income under this contract for the year ended June 30, 2011 was \$252,000.

The Authority's General Fund is reimbursed an administrative fee for indirect cost from the TIF Funds as approved in the budget. The fee assessed is approximately twelve percent of General Fund expenditures. The revenue recorded in the General Fund and expenditures in the TIF Funds are eliminated in the government wide financial statements. Income from the administrative fee for the year ended June 30, 2011 was \$143,678.

11. FEDERAL FUNDING

The Authority is a recipient of federal funding passed through the State of Michigan. Expenditures eligible for reimbursement by the federal government amounted to \$12,983 for fiscal year ended June 30, 2011. These expenditures are included in the single audit for the City of Traverse City.

12. RISK OF LOSS

The Authority is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority is covered for these risks through the City of Traverse City via the Michigan Municipal Liability and Property Pool, Michigan Municipal Workers Compensation Insurance Fund and commercial health insurance. There has been no significant reduction in insurance coverage from the prior year and settlements have not exceeded insurance coverage for the past three fiscal years.

13. DEFERRED COMPENSATION PLAN

The Authority sponsors the Traverse City Downtown Development Authority Deferred Compensation Plan created in accordance with the Internal Revenue Code Section 457. The administrator of the plan is ICMA Retirement Corporation. The plan is available to all employees. Participants may contribute any amount and the employer will match up to 7% percent based on the employee's employment contract. Plan provision and contribution requirements can only be amended by authorization of the Board of Directors. In fiscal year 2011, the Authority contributed \$18,010 and the employees contributed \$19,923 to this plan.

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

Notes to Financial Statements

14. RELATED PARTY TRANSACTIONS

The Authority along with a developer has committed to pay the principal and interest on the Hardy Parking Deck bonds. The developer who made the commitment along with the Authority is a board member of the Authority.

15. SUBSEQUENT EVENTS

On September 16, 2011, the Brownfield Redevelopment Authority's ("BRA") first reimbursement payment of \$580,000 was received under the River's Edge Brownfield Plan.

On September 16, 2011, the BRA reimbursement payment of \$145,000 was received towards the Michigan Economic Growth Authority eligible expenses associated with the Larry C. Hardy parking deck.

On August 19, 2011, the Authority's Board of Directors authorized the Executive Director to enter into a contract with the Downtown Traverse City Association through August 31, 2012, with an annual compensation of \$55,200. The Authority provides office space and administrative services to the Downtown Traverse City Association.

16. GASB PRONOUNCEMENT

In June 2011, the Governmental Accounting Standards Board issued Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. This Statement provides financial reporting guidance for deferred outflows of resources and deferred inflows of resources. Concepts Statement No. 4, *Elements of Financial Statements*, introduced and defined those elements as a consumption of net assets by the government that is applicable to a future reporting period, and an acquisition of net assets by the government that is applicable to a future reporting period, respectively. Previous financial reporting standards do not include guidance for reporting those financial statement elements, which are distinct from assets and liabilities. Concepts Statement No. 4 also identifies net position as the residual of all other elements presented in a statement of financial position. This Statement amends the net asset reporting requirements in Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*, and other pronouncements by incorporating deferred outflows of resources and deferred inflows of resources into the definitions of the required components of the residual measure and by renaming that measure as net position, rather than net assets. The Authority is currently evaluating the impact this standard will have on the financial statements when adopted. The Authority will implement Statement No. 63 beginning with the fiscal year ended June 30, 2013.

**REQUIRED SUPPLEMENTARY
INFORMATION**

DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)

Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget to Actual
General Fund
For the Year Ended June 30, 2011

	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Actual</u>	<u>Variance with Amended Budget Positive (Negative)</u>
Revenues				
Property taxes	\$ 65,000	\$ 65,000	\$ 64,907	\$ (93)
Reimbursements	499,000	499,000	512,613	13,613
Rental income	36,000	36,000	44,118	8,118
Interest income	1,500	1,500	568	(932)
Total revenues	601,500	601,500	622,206	20,706
Expenditures				
Economic development				
Salaries	474,800	474,800	500,071	(25,271)
Fringe benefits	37,400	37,400	42,195	(4,795)
Office supplies and utilities	31,200	31,200	24,822	6,378
Professional services	40,500	40,500	13,873	26,627
Travel, promotion and conferences	11,300	11,300	7,961	3,339
Repairs and maintenance	2,500	2,500	2,610	(110)
Rentals	6,700	6,700	5,606	1,094
Capital outlay	4,000	4,000	2,341	1,659
Total expenditures	608,400	608,400	599,479	8,921
Net change in fund balance	(6,900)	(6,900)	22,727	29,627
Fund balance, beginning of year	284,278	284,278	284,278	-
Fund balance, end of year	\$ 277,378	\$ 277,378	\$ 307,005	\$ 29,627

DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)

Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget to Actual
Special Revenue Fund - TIF 2
For the Year Ended June 30, 2011

	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Actual</u>	<u>Variance with Amended Budget Positive (Negative)</u>
Revenues				
Property taxes	\$ 705,600	\$ 705,600	\$ 740,875	\$ 35,275
Reimbursements	333,000	333,000	145,735	(187,265)
Interest income	13,000	13,000	5,868	(7,132)
Total revenues	<u>1,051,600</u>	<u>1,051,600</u>	<u>892,478</u>	<u>(159,122)</u>
Expenditures				
Economic development				
Office supplies and utilities	500	500	354	146
Professional services	140,000	140,000	103,964	36,036
Capital outlay	162,000	162,000	65,078	96,922
Contribution to other governments	1,205,706	1,205,706	1,205,706	-
Total expenditures	<u>1,508,206</u>	<u>1,508,206</u>	<u>1,375,102</u>	<u>133,104</u>
Net change in fund balance	(456,606)	(456,606)	(482,624)	(26,018)
Fund balance, beginning of year	2,150,594	2,150,594	2,150,594	-
Fund balance, end of year	<u>\$ 1,693,988</u>	<u>\$ 1,693,988</u>	<u>\$ 1,667,970</u>	<u>\$ (26,018)</u>

DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)

Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget to Actual
Special Revenue Fund - TIF 97
For the Year Ended June 30, 2011

	Original Budget	Amended Budget	Actual	Variance with Amended Budget Positive (Negative)
Revenues				
Federal revenue	\$ -	\$ -	\$ 12,983	\$ 12,983
Property taxes	1,155,500	1,155,500	1,181,104	25,604
Reimbursements	153,300	153,300	145,000	(8,300)
Interest income	14,000	14,000	5,415	(8,585)
Total revenues	1,322,800	1,322,800	1,344,502	21,702
Expenditures				
Economic development				
Office supplies and utilities	2,280	2,280	661	1,619
Professional services	140,000	140,000	198,123	(58,123)
Capital outlay	1,600,000	1,600,000	247,024	1,352,976
Contribution to other governments	651,750	651,750	651,203	547
Total expenditures	2,394,030	2,394,030	1,097,011	1,297,019
Net change in fund balance	(1,071,230)	(1,071,230)	247,491	1,318,721
Fund balance, beginning of year	1,159,804	1,159,804	1,159,804	-
Fund balance, end of year	\$ 88,574	\$ 88,574	\$ 1,407,295	\$ 1,318,721

**CITY OF TRAVERSE CITY
DOWNTOWN DEVELOPMENT AUTHORITY
(A Component Unit of the City of Traverse City, Michigan)**

Notes to Required Supplementary Information

1. BUDGETARY INFORMATION

The General and special revenue funds are under formal budgetary control and their budgets are prepared on the same modified accrual basis used to reflect actual results. The Authority follows the City budget process in establishing the budgetary data reflected in the financial statements:

- The Authority submits a proposed budget to the City Manager. After review and approval, the City Manager submits a recommended operating budget to the City Commission. Public hearings are held to obtain taxpayer comments. The budget is legally adopted through a City Commission resolution prior to the beginning of the budgetary year for the Authority's funds. The budget is then adopted by the Authority's Board.
- The budget is adopted on a basis consistent with generally accepted accounting principles. Budgeted amounts are as originally adopted or amended by the City Commission during the year.
- The budget document presents information by fund, function, department and activity. The legal level of budgetary control adopted by the governing board is function level, which is the level at which expenditures may not legally exceed appropriations.

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

December 29, 2011

To the Board of the
City of Traverse City
Downtown Development Authority
Traverse City, Michigan

We have audited the financial statements of the governmental activities and each major fund of the *City of Traverse City Downtown Development Authority* (the "Authority"), as of and for the year ended June 30, 2011, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 29, 2011. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

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

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses and therefore, there can be no assurance that all deficiencies, significant deficiencies, or material weaknesses have been identified. However, as described below, we identified a certain deficiency in internal control over financial reporting that we consider to be a material weakness.

A *deficiency in internal control exists* when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

We consider the deficiency described below to be a material weakness.

Finding 2011-1 – Material Audit Adjustments

Criteria: Management is responsible for maintaining its accounting records in accordance with generally accepted accounting principles (GAAP).

Condition: During our audit, we identified and proposed several material adjustments (which were approved and posted by management) to adjust the Authority's general ledger to the appropriate year-end balances. These adjustments also included entries to present the financial statements on the accrual method.

Cause: This condition was the result of dependence on external auditors, who by definition cannot be part of the Authority's internal control, to make adjustments to the general ledger and reconcile certain balance sheet accounts to their underlying detail.

Effect: As a result of this condition, the Authority's accounting records were initially misstated by amounts material to the financial statements. All necessary adjustments were reviewed and agreed to by management, and the financial statements were appropriately corrected prior to issuance.

Recommendation: We recommend that the Authority carefully review its year-end account balances and make all necessary adjustments before the annual audit begins.

View of Responsible Officials: Management has evaluated the cost vs. benefit of establishing internal controls over the preparation of year-end closing adjustments, and determined that it is in the best interests of the Authority to rely in part on its external auditors, and to carefully review the adjusting entries prior to approving them and accepting responsibility for their content and presentation.

Compliance and Other Matters

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

In addition, we noted certain matters that we reported to management of the Authority in a separate letter dated December 29, 2011.

The Authority's response to the finding identified in our audit is described above. We did not audit the Authority's response and, accordingly, we express no opinion on the response.

This report is intended solely for the information and use of management, the Board, others within the Authority, federal awarding agencies, and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

