

CITY OF BATTLE CREEK DIRECT  
INVESTMENT FUNDS ADMINISTERED BY  
BATTLE CREEK UNLIMITED, INC.

Year Ended  
June 30, 2022

Financial  
Statements

**Rehmann**

**CITY OF BATTLE CREEK DIRECT INVESTMENT FUNDS  
ADMINISTERED BY BATTLE CREEK UNLIMITED, INC.**

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## INDEPENDENT AUDITORS' REPORT

December 22, 2022

To the Honorable Mayor and City Commissioners  
of the City of Battle Creek and Direct Investment Fund Committee  
of Battle Creek Unlimited, Inc.  
City of Battle Creek, Michigan

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the enterprise funds of the ***City of Battle Creek Direct Investment Funds Administered by Battle Creek Unlimited, Inc.*** (the "Direct Investment Funds") (which consists of an enterprise fund of the City of Battle Creek, Michigan and an enterprise fund of the Battle Creek Downtown Development Authority, a component unit of the City of Battle Creek, Michigan) as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Direct Investment Funds' basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the enterprise funds of the ***City of Battle Creek Direct Investment Funds Administered by Battle Creek Unlimited, Inc.***, as of June 30, 2022, and the respective changes in financial position, and cash flows thereof 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 (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Independent Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Direct Investment Fund's 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.



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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 Direct Investment Fund'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.

***Independent Auditors' 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 auditors' 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 GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Direct Investment Fund'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 Direct Investment Fund'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.

### **Reporting Entity**

As discussed in Note 1, the financial statements present only the ***City of Battle Creek Direct Investment Funds Administered by Battle Creek Unlimited, Inc.*** and do not purport to, and do not present fairly, the financial position of either the City of Battle Creek, Michigan or the Battle Creek Downtown Development Authority, and the changes in their financial position and their cash flows for the year ended June 30, 2022, in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 22, 2022, on our consideration of the Direct Investment Fund's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Direct Investment Fund's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Direct Investment Fund's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Rehmann Lohman LLC". The signature is fluid and cursive, with "Rehmann" on the top line and "Lohman LLC" on the bottom line.

## **BASIC FINANCIAL STATEMENTS**

**CITY OF BATTLE CREEK DIRECT INVESTMENT FUNDS  
ADMINISTERED BY BATTLE CREEK UNLIMITED, INC.**

**Statement of Net Position**

June 30, 2022

	<b>Economic Development Fund</b>	<b>Downtown Development Authority Revolving Loan Fund</b>
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 159,296	\$ 32,601
Investments	1,320,497	205,928
Loans receivable, current portion, net	1,388,400	155,000
Accrued interest receivable on loans	97,666	-
Other receivables	2,927	395
Due from Economic Development Fund	-	261,756
Due from Battle Creek Unlimited, Inc.	-	60,688
	<hr/>	<hr/>
Total current assets	2,968,786	716,368
Noncurrent assets:		
Loans receivable, less current portion, net	6,330,150	515,873
	<hr/>	<hr/>
<b>Total assets</b>	<b>9,298,936</b>	<b>1,232,241</b>
<b>Liabilities - current</b>		
Due to Battle Creek Unlimited, Inc.	1,069	-
Due to DDA Revolving Loan Fund	261,756	-
	<hr/>	<hr/>
<b>Total liabilities</b>	<b>262,825</b>	<b>-</b>
<b>Net position</b>		
Unrestricted	9,036,111	-
Restricted for loan commitments and lending activity	-	1,232,241
	<hr/>	<hr/>
<b>Total net position</b>	<b>\$ 9,036,111</b>	<b>\$ 1,232,241</b>
	<b><hr/></b>	<b><hr/></b>

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

**CITY OF BATTLE CREEK DIRECT INVESTMENT FUNDS  
ADMINISTERED BY BATTLE CREEK UNLIMITED, INC.**

**Statement of Revenues, Expenses and Changes in Fund Net Position**

For the Year Ended June 30, 2022

	Economic Development Fund	Downtown Development Authority Revolving Loan Fund
<b>Operating revenues</b>		
Income on loans	<u>\$ 159,296</u>	<u>\$ 33,154</u>
<b>Operating expenses</b>		
Administration	97,500	32,500
Legal and consulting	11,421	4,160
Bad debts	25,221	-
Other operating costs	215	19
<b>Total operating expenses</b>	<u>134,357</u>	<u>36,679</u>
Operating income (loss)	24,939	(3,525)
<b>Nonoperating expenses</b>		
Investment loss	<u>(84,297)</u>	<u>(8,058)</u>
<b>Change in net position</b>		
	(59,358)	(11,583)
Net position, beginning of year	<u>9,095,469</u>	<u>1,243,824</u>
<b>Net position, end of year</b>	<u><u>\$ 9,036,111</u></u>	<u><u>\$ 1,232,241</u></u>

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

**CITY OF BATTLE CREEK DIRECT INVESTMENT FUNDS  
ADMINISTERED BY BATTLE CREEK UNLIMITED, INC.**

**Statement of Cash Flows**

For the Year Ended June 30, 2022

	<b>Economic Development Fund</b>	<b>Downtown Development Authority Revolving Loan Fund</b>
<b>Cash flows from operating activities</b>		
Loans collected from borrowers	\$ 93,619	\$ 211,306
Interest and fees on loans	61,630	33,154
Payment made to Battle Creek Unlimited, Inc.	-	(828)
Payment made to Economic Development Fund	-	(8,240)
Payment received DDA Revolving Loan Fund	8,240	-
Loans made to borrowers	-	(169,217)
Administrative and other expenses paid	(108,963)	(35,221)
 <b>Net cash provided by operating activities</b>	 54,526	 30,954
 <b>Cash flows from investing activities</b>		
Purchase of investments	(1,182,192)	(72,668)
Proceeds from sale of investments	904,084	66,603
Interest and dividends received	23,830	5,273
 <b>Net cash used in investing activities</b>	 (254,278)	 (792)
 <b>Net change in cash and cash equivalents</b>	 (199,752)	 30,162
Cash and cash equivalents, beginning of year	359,048	2,439
 <b>Cash and cash equivalents, end of year</b>	 \$ 159,296	 \$ 32,601

continued...

**CITY OF BATTLE CREEK DIRECT INVESTMENT FUNDS  
ADMINISTERED BY BATTLE CREEK UNLIMITED, INC.**

**Statement of Cash Flows**

For the Year Ended June 30, 2022

	Economic Development Fund	Downtown Development Authority Revolving Loan Fund
<b>Reconciliation of operating income (loss) to net cash provided by operating activities</b>		
Operating income (loss)	\$ 24,939	\$ (3,525)
Change in assets and liabilities:		
Loans receivable	118,840	42,089
Accrued interest receivable on loans	(97,666)	-
Other receivables	(896)	1,458
Due from Battle Creek Unlimited, Inc.	1,069	(828)
Due from Economic Development Fund	-	(8,240)
Due to DDA Revolving Loan Fund	<u>8,240</u>	<u>-</u>
<b>Net cash provided by operating activities</b>	<u><u>\$ 54,526</u></u>	<u><u>\$ 30,954</u></u>

concluded

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

## **NOTES TO FINANCIAL STATEMENTS**

# **CITY OF BATTLE CREEK DIRECT INVESTMENT FUNDS ADMINISTERED BY BATTLE CREEK UNLIMITED, INC.**

## **Notes to Financial Statements**

### **1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The City of Battle Creek Direct Investment Funds Administered by Battle Creek Unlimited, Inc. (the “Direct Investment Funds”) consist of the Economic Development Fund, an enterprise fund of the City of Battle Creek, Michigan (the “City”), and the Downtown Development Authority Revolving Loan Fund, an enterprise fund of the Battle Creek Downtown Development Authority (the “DDA”), a component unit of the City of Battle Creek, Michigan. The Direct Investment Funds provide financing to businesses to create and retain jobs in the City and DDA district, respectively.

The net position of the Economic Development Fund is the property of the City of Battle Creek; the fund was originally created by an appropriation from the City. The net position of the Downtown Development Authority Revolving Loan Fund is the property of the DDA; the fund was originally created by a grant received by the DDA from the Miller Foundation. Both the City and DDA contract with Battle Creek Unlimited, Inc. to administer these funds.

The accounting policies of the Direct Investment Funds conform with generally accepted accounting principles as applicable to proprietary funds. A summary of significant accounting policies follows.

#### **Reporting Entity**

These financial statements present the financial position, changes in financial position and cash flows of an enterprise fund of the City and an enterprise fund of the DDA; both funds are an integral part of the respective reporting entities. The Direct Investment Funds are not a component unit of the City, DDA or any other reporting entity, as defined by the Governmental Accounting Standards Board (GASB).

#### **Basis of Accounting**

The Direct Investment Funds are separate accounting entities with a self-balancing set of accounts used to report financial position, changes in financial position and cash flows. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions and activities.

The Direct Investment Funds are operated as enterprise funds, which are used to account for those operations that are financed and operated in a manner similar to private business or where the governing body has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. Enterprise funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

# **CITY OF BATTLE CREEK DIRECT INVESTMENT FUNDS ADMINISTERED BY BATTLE CREEK UNLIMITED, INC.**

## **Notes to Financial Statements**

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The operating revenues of the City of Battle Creek Direct Investment Funds Administered by Battle Creek Unlimited, Inc. include interest on loans, loan fees and other revenue. Operating expenses of the enterprise funds include administration, a loan loss provision and other operating costs. All revenue and expenses not meeting this definition are reported as nonoperating revenues and expenses.

### **Deposits and Investments**

The Direct Investment Funds' cash and cash equivalents consist of demand deposits. Investments are stated at fair value and consist of U.S. treasury notes, Michigan municipal bonds, money market accounts, and other U.S. government obligations.

State statutes authorize local governments to deposit in the accounts of federally insured banks, credit unions, and savings and loan associations, and to invest in obligations of the U.S. Treasury, certain commercial paper, repurchase agreements, bankers acceptances, and mutual funds composed of otherwise legal investments.

### **Loans Receivable**

Loans receivable consist of balances outstanding from borrowers and are reported net of amounts estimated to be uncollectible.

### **Net Position**

Restricted net position, if any, represents amounts that are for approved loan applications or minority lending.

## **2. DEPOSITS AND INVESTMENTS**

### **Deposits**

At year-end, the carrying amount and bank balance of the Economic Development Fund's deposits were \$159,296. Also at year-end, the carrying amount and bank balance of the DDA Revolving Loan Fund's deposits were \$32,601. It is infeasible to allocate deposit risk to individual component units or pool participants, therefore aggregate cash and investment categorizations are presented in the City's basic financial statements.

# CITY OF BATTLE CREEK DIRECT INVESTMENT FUNDS ADMINISTERED BY BATTLE CREEK UNLIMITED, INC.

## Notes to Financial Statements

### Investments

At June 30, 2022, the fair value of the Direct Investment Funds' investment balances were as follows:

	Economic Development Fund	DDA Revolving Loan Fund
<b>Investments at fair value</b>		
U.S. agencies	\$ 1,176,398	\$ 106,703
Municipal bonds	70,000	-
Money market accounts	<u>74,099</u>	<u>99,225</u>
<b>Total investments</b>	<b><u>\$ 1,320,497</u></b>	<b><u>\$ 205,928</u></b>

*Credit Risk.* The Direct Investment Funds' investments in debt securities of U.S. agencies and money market accounts are rated AAA by Standard and Poor's. The municipal bonds are not rated.

*Custodial Credit Risk.* For investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Direct Investment Funds will not be able to recover the value of their investments or collateral securities that are in the possession of an outside party. Although uninsured and unregistered, the Direct Investment Funds' investments are not exposed to custodial credit risk since the securities are held by the counterparty's trust department in the Direct Investment Funds' name.

*Concentration of Credit Risk.* At June 30, 2022, the investment portfolio of the two funds was concentrated as follows:

Investment Type	Issuer	% of Portfolio	
		Economic Development Fund	DDA Revolving Loan Fund
U.S. agencies	Federal National Mortgage Association	47.22%	15.39%
	Federal Home Loan Mortgage Corporation	24.68%	36.43%
	Government National Mortgage Association	17.19%	0.00%
Municipal bonds	Michigan Municipal Bond Authority	5.30%	0.00%
Money market accounts	Fifth Third Securities	5.61%	48.18%

**CITY OF BATTLE CREEK DIRECT INVESTMENT FUNDS  
ADMINISTERED BY BATTLE CREEK UNLIMITED, INC.**

**Notes to Financial Statements**

*Interest Rate Risk.* As of June 30, 2022, maturities of the City of Battle Creek's Direct Investment Funds' investments were as follows:

	<b>Economic Development Fund</b>					
	<b>Less Than 1 Year</b>	<b>1-5 Years</b>	<b>6-10 Years</b>	<b>Over 10 Years</b>	<b>Total</b>	
U.S. agencies	\$ -	\$ -	\$ 7,718	\$ 1,168,680	\$ 1,176,398	
Municipal bonds	-	-	70,000	-	70,000	
Money market accounts	<u>74,099</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>74,099</u>
	<b><u>\$ 74,099</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 77,718</u></b>	<b><u>\$ 1,168,680</u></b>	<b><u>\$ 1,320,497</u></b>	

	<b>Downtown Development Authority Revolving Loan Fund</b>					
	<b>Less Than 1 Year</b>	<b>1-5 Years</b>	<b>6-10 Years</b>	<b>Over 10 Years</b>	<b>Total</b>	
U.S. agencies	\$ -	\$ -	\$ 31,686	\$ 75,017	\$ 106,703	
Money market accounts	<u>99,225</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>99,225</u>
	<b><u>\$ 99,225</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 31,686</u></b>	<b><u>\$ 75,017</u></b>	<b><u>\$ 205,928</u></b>	

The Direct Investment Funds' investment policies are not more restrictive than the investment policies authorized by state statute as listed in Note 1.

*Fair Value Measurements.* The Direct Investment Funds categorize its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. These levels are determined by the Direct Investment Funds' investment manager, and are determined at the fund level based on a review of the investment's class, structure, and what kind of securities are held in funds. The investment manager will request the information from the fund manager, if necessary.

The Direct Investment Funds' recurring fair value measurements as of June 30, 2022 were related to its investments in government agency securities, municipal bonds and money market accounts. The money market accounts are valued using quoted prices in active markets (Level 1 inputs). Government agency securities and municipal bonds are valued using significant other observable inputs of the underlying securities and bonds (Level 2 inputs).

# CITY OF BATTLE CREEK DIRECT INVESTMENT FUNDS ADMINISTERED BY BATTLE CREEK UNLIMITED, INC.

## ■ Notes to Financial Statements

### 3. LOANS OUTSTANDING

Loans receivable outstanding as of June 30, 2022, are summarized as follows:

	Economic Development Fund	DDA Revolving Loan Fund
Total loans outstanding	\$ 8,054,829	\$ 670,873
Allowance for loan losses	<u>(336,279)</u>	-
Net loans outstanding	7,718,550	670,873
Less amount's expected to be collected within one year	<u>1,388,400</u>	<u>155,000</u>
<b>Amount expected to be collected beyond one year</b>	<b><u>\$ 6,330,150</u></b>	<b><u>\$ 515,873</u></b>

The DDA Revolving Loan Fund has \$12,578 of loan commitments at June 30, 2022.

### 4. CORONAVIRUS (COVID-19)

In March 2020, the World Health Organization declared the novel coronavirus outbreak (COVID-19) to be a global pandemic. The pandemic has resulted in operational challenges for the Direct Investment Funds as it determines the impact on employees, vendors, and taxpayers, and the appropriate method for providing services. At this time, management does not believe that any ongoing negative financial impact related to the pandemic, if any, would be material to the Direct Investment Funds.



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 22, 2022

To the Honorable Mayor and City Commissioners  
of the City of Battle Creek and Direct Investment Fund Committee  
of Battle Creek Unlimited, Inc.  
City of Battle Creek, Michigan

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the enterprise funds of the ***City of Battle Creek Direct Investment Funds Administered by Battle Creek Unlimited, Inc.*** (the "Direct Investment Funds") (which consists of an enterprise fund of the Battle Creek Downtown Development Authority, a component unit of the City of Battle Creek, Michigan, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Direct Investment Funds' basic financial statements, and have issued our report thereon dated December 22, 2022.

### **Report on Internal Control Over Financial Reporting**

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

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

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



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## **Report on Compliance and Other Matters**

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

### **Purpose of this Report**

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

*Rehmann Lohman LLC*