

CITY OF DETROIT LOCAL DEVELOPMENT FINANCE AUTHORITY
(A Component Unit of the City of Detroit, Michigan)

FINANCIAL STATEMENTS
(With Required Supplementary Information)

June 30, 2025 and 2024



CITY OF DETROIT LOCAL DEVELOPMENT FINANCE AUTHORITY

CONTENTS

INDEPENDENT AUDITOR’S REPORT	1
MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED)	4
FINANCIAL STATEMENTS:	
Statements of Net Position	9
Statements of Activities	10
Balance Sheets — Governmental Funds	11
Statements of Revenue, Expenditures, and Changes in Fund Balances — Governmental Funds	12
NOTES TO FINANCIAL STATEMENTS	13
REQUIRED SUPPLEMENTARY INFORMATION:	
Schedules of Revenue and Expenditures — Budget and Actual — General Fund (Unaudited)	22
Note to Schedules of Revenue and Expenditures — Budget and Actual — General Fund (Unaudited)	23

INDEPENDENT AUDITOR'S REPORT

September 12, 2025

To the Board of Directors
City of Detroit Local Development Finance Authority

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of the City of Detroit Local Development Finance Authority (the "LDFA"), a component unit of the City of Detroit, Michigan, as of, and for the years ended, June 30, 2025 and 2024, as well as the related notes to the financial statements, which collectively comprise the LDFA's 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 governmental activities and each major fund of the LDFA as of June 30, 2025 and 2024, and the respective changes in financial position thereof for the years then ended, in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS") and *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 LDFA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter — Adoption of New Accounting Pronouncements

As discussed in Note A, effective July 1, 2024, the LDFA has adopted the provisions contained in Statement of Government Accounting Standards No. 102, *Certain Risk Disclosures*. Our opinions are not modified with respect to that matter.

Bank America Tower
110 N. Wacker Drive
Suite 2500
Chicago, Illinois 60606
Tel: (872) 465-1330

PNC Center
201 E. 5th Street
Suite 1900-1239
Cincinnati, Ohio 45202
Tel: (513) 766-9415

1001 Woodward Avenue
Suite 850
Detroit, Michigan 48226
Tel: (313) 965-2655

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

Report on the Audit of the Financial Statements (continued)

Responsibilities of Management for the Financial Statements

The LDFA's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, 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 LDFA's ability to continue as a going concern for 12 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 U.S. 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 U.S. GAAS and *Government Auditing Standards*:

- We exercise professional judgment and maintain professional skepticism throughout the audit.
- We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and we 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.
- We 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 LDFA's internal control. Accordingly, no such opinion is expressed.
- We evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, and we evaluate the overall presentation of the financial statements.
- We conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the LDFA's ability to continue as a going concern for a reasonable period of time.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

Report on the Audit of the Financial Statements (continued)

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

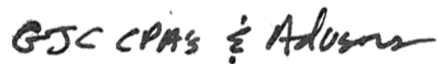
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

U.S. GAAP requires that the management's discussion and analysis on pages 4 through 8 and budgetary comparison on pages 22 through 23 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, which 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 U.S. GAAS, 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 audits 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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report, dated September 12, 2025, on our consideration of the LDFA'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 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 LDFA'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 LDFA's internal control over financial reporting and compliance.



Detroit, Michigan

CITY OF DETROIT LOCAL DEVELOPMENT FINANCE AUTHORITY

MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED)

June 30, 2025 and 2024

This section of the annual report of the City of Detroit Local Development Finance Authority (the “LDFA”) presents management’s discussion and analysis of the LDFA’s financial performance during the fiscal years that ended on June 30, 2025 and 2024. Please read it in conjunction with the LDFA’s financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

The LDFA’s main purpose has been to collect taxes within the tax increment district and pay debt service on the bonds that were issued to construct the Jefferson Avenue Chrysler Plant. In May 2002, the LDFA expanded its function and adopted resolutions establishing an additional development district and approving the Tax Increment Financing Plan for Technology Park Area No. 1 (the “TIF Plan”). The purpose of the TIF Plan was to partially fund the development of the Wayne State University Research and Technology Park. In October 2003, the LDFA further expanded its function and entered into a Core Community Fund grant agreement with the Michigan Economic Development Corporation. The purpose of the grant agreement was to fund projects in the City of Detroit (the “City”) on the East Riverfront, in the downtown district, and in the University Cultural Area.

In the early years of the LDFA, the financial report was prepared by the City. In recent years, due to the increased activity being performed by the LDFA, the LDFA has increased the level of service it has requested the Detroit Economic Growth Corporation to perform on its behalf.

For the year ended June 30, 2025, the LDFA had revenue of approximately \$1,900 from interest and other income. The year ended June 30, 2022 was the final year of the TIF Plan, and the LDFA will not capture taxes going forward unless a new plan is adopted.

Expenses were approximately \$142,000 for the year ended June 30, 2025 as the LDFA awaits future direction and disbursements of on-hand grants. The Core Community Fund grant is anticipated to be spent during the year ending June 30, 2026.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report contains two types of financial statements. The statements of net position and statements of activities (which are presented on pages 9 and 10) are considered government-wide financial statements. The balance sheets and statements of revenue, expenditures, and changes in fund balances for governmental funds (which are presented on pages 11 and 12) are considered fund financial statements.

MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED) (CONTINUED)

June 30, 2025 and 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

A further discussion of each type of statement follows.

Government-Wide Financial Statements

The government-wide financial statements report information about the LDFA as a whole, using accounting methods similar to those used by private-sector companies and non-profit organizations. The statements of net position include all of the LDFA’s assets, deferred outflows of resources, liabilities, and deferred inflows of resources. All of the current year’s revenue and expenses are accounted for in the statements of activities, regardless of when cash is received or paid.

The two government-wide financial statements report the LDFA’s net position and how they have changed. Net position represents the difference between the LDFA’s total of assets and deferred outflows of resources and its total of liabilities and deferred inflows of resources, and it represents one way to measure the LDFA’s financial health or position. Over time, increases or decreases in the LDFA’s net position are an indicator of whether its financial health is improving or deteriorating.

Fund Financial Statements

The fund financial statements provide more detailed information about the LDFA’s funds, not the LDFA as a whole. Funds are accounting devices that the LDFA uses to keep track of specific sources of funding and spending for particular purposes.

Most of the LDFA’s activities are included in governmental funds, which focus on how cash, and other financial assets that can be readily converted to cash, flow in and out, and show the balances left at the end of the year that are available for spending. As such, the fund financial statements provide a detailed short-term view that shows whether there are more or fewer financial resources that can be spent in the near future to finance the LDFA’s programs.

The notes to the financial statements, which begin on page 13, explain some of the information in the financial statements and provide more detailed data. A comparison of the LDFA’s general fund revenue and expenditures to its budget is provided on page 22.

CITY OF DETROIT LOCAL DEVELOPMENT FINANCE AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED) (CONTINUED)**June 30, 2025 and 2024****FINANCIAL ANALYSIS OF THE ORGANIZATION AS A WHOLE**

Table 1 reflects a condensed summary of the LDFA's assets, liabilities, and net position as of June 30, 2025, 2024, and 2023:

Table 1
Statements of Net Position
June 30, 2025, 2024, and 2023

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Assets:			
Cash	\$ 753,919	\$ 878,203	\$ 1,034,232
Accounts receivable	<u>-0-</u>	<u>16,000</u>	<u>-0-</u>
Total Assets	<u>753,919</u>	<u>894,203</u>	<u>1,034,232</u>
Liabilities:			
Accounts payable	<u>7,800</u>	<u>7,656</u>	<u>7,613</u>
Total Liabilities	<u>7,800</u>	<u>7,656</u>	<u>7,613</u>
Net Position:			
Restricted for grant projects	397,485	397,485	397,485
Unrestricted	<u>348,634</u>	<u>489,062</u>	<u>629,134</u>
Total Net Position	<u>\$ 746,119</u>	<u>\$ 886,547</u>	<u>\$ 1,026,619</u>

The net position of the LDFA has declined steadily since June 30, 2022. It is expected that the remaining net position will continue to do so over the next couple of years as the final business of the LDFA is conducted.

CITY OF DETROIT LOCAL DEVELOPMENT FINANCE AUTHORITY

MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED) (CONTINUED)

June 30, 2025 and 2024

FINANCIAL ANALYSIS OF THE ORGANIZATION AS A WHOLE (CONTINUED)

Table 2 reflects a condensed summary of the LDFA’s revenue, expenses, and changes in net position for the years ended June 30, 2025, 2024, and 2023:

Table 2
Statements of Activities
For the Years Ended June 30, 2025, 2024, and 2023

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Revenue:			
General revenue	\$ 1,890	\$ 2,338	\$ 1,219
Expenses:			
Economic development	<u>142,318</u>	<u>142,410</u>	<u>142,335</u>
Change in Net Position	(140,428)	(140,072)	(141,116)
Net Position, Beginning of Year	<u>886,547</u>	<u>1,026,619</u>	<u>1,167,735</u>
Net Position, End of Year	<u>\$ 746,119</u>	<u>\$ 886,547</u>	<u>\$ 1,026,619</u>

The year ended June 30, 2022 was the final year of the TIF Plan, and the LDFA will no longer capture TIF Plan revenue unless a new plan is adopted. Due to the time expiration of the TIF Plan, expenses during the years ended June 30, 2025, 2024, and 2023 consisted mainly of administration of the LDFA.

The LDFA budget for the year ended June 30, 2025 was minimal, designed to let the LDFA carry on as future needs are determined. Grant expenditures were not made as projected, but are planned for the next fiscal year.

ECONOMIC FACTORS

The LDFA received a large majority of its revenue through dedicated tax receipts. The economic health of the tax increment district area had a substantial impact on the level of revenue received. Personal property tax reform by the State of Michigan (the “State”) ensured payment to the LDFA of revenue that it was receiving in prior years, but limited the ability of the LDFA’s property tax revenue to grow significantly.

MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED) (CONTINUED)

June 30, 2025 and 2024

ECONOMIC FACTORS (CONTINUED)

Acts 480 and 481, Public Acts of Michigan of 2018 assisted the LDFA in offsetting the limitations to capture as a result of personal property tax reform by allowing the use of 2013 industrial personal property values rather than current-year industrial personal property values when submitting personal property loss reimbursement forms to the State’s Treasury Department. The TIF Plan has sunset as of the end of the 2021 tax year. If a new plan is not adopted, the LDFA will not capture any more taxes.

FINANCIAL CONTACT

This financial report is designed to present its users with a general overview of the LDFA’s finances and to demonstrate the LDFA’s accountability for the money it receives. If you have any questions about this report or need additional financial information, contact the office of the Chief Financial Officer of the Detroit Economic Growth Corporation, 500 Griswold, Suite 2200, Detroit, Michigan 48226.

CITY OF DETROIT LOCAL DEVELOPMENT FINANCE AUTHORITY

STATEMENTS OF NET POSITION**June 30, 2025 and 2024**

	<u>Governmental Activities</u>	
	<u>2025</u>	<u>2024</u>
Assets:		
Cash (Note B)	\$ 753,919	\$ 878,203
Accounts receivable (no allowance considered necessary)	<u>-0-</u>	<u>16,000</u>
Total Assets	<u>753,919</u>	<u>894,203</u>
Liabilities:		
Accounts payable	<u>7,800</u>	<u>7,656</u>
Total Liabilities	<u>7,800</u>	<u>7,656</u>
Net Position:		
Restricted for grant projects	397,485	397,485
Unrestricted	<u>348,634</u>	<u>489,062</u>
Total Net Position (see page 11)	<u>\$ 746,119</u>	<u>\$ 886,547</u>

See notes to financial statements.

CITY OF DETROIT LOCAL DEVELOPMENT FINANCE AUTHORITY

STATEMENTS OF ACTIVITIES**For the Years Ended June 30, 2025 and 2024**

	Governmental Activities	
	2025	2024
Expenses:		
Economic development program:		
Administrative and operating expenses (Note A)	\$ 142,318	\$ 142,410
Net Program Expense	142,318	142,410
General Revenue:		
Earnings on investments	1,889	1,391
Other revenue	1	947
Total General Revenue	1,890	2,338
Change in Net Position (see page 12)	(140,428)	(140,072)
Net Position, Beginning of Year	886,547	1,026,619
Net Position, End of Year	\$ 746,119	\$ 886,547

See notes to financial statements.

CITY OF DETROIT LOCAL DEVELOPMENT FINANCE AUTHORITY

BALANCE SHEETS — GOVERNMENTAL FUNDS

June 30, 2025 and 2024

	General Fund	
	2025	2024
ASSETS		
Cash (Note B)	\$ 753,919	\$ 878,203
Accounts receivable (no allowance considered necessary)	-0-	16,000
Total Assets	\$ 753,919	\$ 894,203
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 7,800	\$ 7,656
Total Liabilities	7,800	7,656
Fund Balances:		
Restricted	397,485	397,485
Unassigned	348,634	489,062
Total Fund Balances (see page 9)	746,119	886,547
Total Liabilities and Fund Balances	\$ 753,919	\$ 894,203

See notes to financial statements.

CITY OF DETROIT LOCAL DEVELOPMENT FINANCE AUTHORITY

**STATEMENTS OF REVENUE, EXPENDITURES, AND CHANGES IN FUND
BALANCES — GOVERNMENTAL FUNDS****For the Years Ended June 30, 2025 and 2024**

	General Fund	
	2025	2024
Revenue:		
Earnings on investments	\$ 1,889	\$ 1,391
Other revenue	1	947
Total Revenue	1,890	2,338
Expenditures:		
Current:		
Administrative and operating expenses (Note A)	142,318	142,410
Change in Fund Balances (see page 10)	(140,428)	(140,072)
Fund Balances, Beginning of Year	886,547	1,026,619
Fund Balances, End of Year	\$ 746,119	\$ 886,547

See notes to financial statements.

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE A — NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities and Purpose

The City of Detroit Local Development Finance Authority (the “LDFA”) was created by a Detroit City Council resolution dated October 31, 1988 under the provisions of Act 281, Public Acts of Michigan of 1986, which has been recodified under Act 57, Public Acts of Michigan of 2018. The LDFA was established, in part, for the purpose of financing the Jefferson/Conner Industrial Revitalization Project (the “Project”). The Project’s area encompasses approximately 380 acres and is located in the southeast portion of the City of Detroit, Michigan (the “City”). The Jefferson North Assembly Plant occupies approximately 60 percent of the Project’s total land area. The LDFA has since expanded its function and adopted resolutions establishing an additional development district and approving the Tax Increment Financing Plan for Technology Park Area No. 1 (the “TIF Plan”). The purpose of the TIF Plan was to partially fund the development of the Wayne State University Research and Technology Park. The LDFA has also entered into a Core Community Fund grant agreement with the Michigan Economic Development Corporation that includes several City improvement projects.

For financial reporting purposes, the LDFA is a component unit of the City because the majority of the members of the LDFA’s Board of Directors is appointed by the City’s mayor and is confirmed by the Detroit City Council, which approves the LDFA’s budget. There are no fiduciary funds or component units included in the accompanying financial statements.

Adoption of New Accounting Pronouncements

The Governmental Accounting Standards Board (“GASB”) issued Statement of Governmental Accounting Standards (“SGAS”) No. 102, *Certain Risk Disclosures*, in December 2023. SGAS No. 102 requires governmental entities to assess whether a concentration or constraint makes the entity vulnerable to the risk of a substantial impact, and also requires governmental entities to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. If certain criteria are met for a concentration or constraint, disclosures are required in the notes to the financial statements. The LDFA adopted the provisions of SGAS No. 102 as of July 1, 2024. The implementation of SGAS No. 102 did not impact the LDFA’s net position, changes in net position, fund balances, or changes in fund balances.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

June 30, 2025 and 2024

NOTE A — NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

The financial statements of the LDFA consist of government-wide financial statements, which include the statements of net position and statements of activities, and fund financial statements, which include the balance sheets and statements of revenue, expenditures, and changes in fund balances for governmental funds.

Government-Wide Financial Statements

The government-wide financial statements report information about all of the LDFA's assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, revenue, and expenses. Deferred outflows of resources represent the consumption of net assets by the LDFA that is applicable to a future reporting period, while deferred inflows of resources represent the acquisition of net assets by the LDFA that is applicable to a future reporting period, and net position is the residual of all other elements presented in the statements of net position.

Fund Financial Statements

For purposes of the fund financial statements, the accounts of the LDFA are organized on the basis of governmental funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenue, and expenditures. The various funds are summarized by type in the fund financial statements. The following fund, which is considered a major fund, is used by the LDFA:

General Fund

The general fund is the general operating fund of the LDFA. It is used to account for all financial resources other than those required to be accounted for in another fund.

The LDFA's fund balances are classified as follows, based on the relative strength of the spending constraints placed on the purposes for which resources can be used:

Nonspendable

These fund balances consist of amounts that are not in a spendable form (such as inventory or prepaid expenditures) or that are required to be maintained intact.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

June 30, 2025 and 2024

NOTE A — NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Presentation (continued)

Fund Financial Statements (continued)

Restricted

These fund balances consist of amounts that are constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed

These fund balances consist of amounts that are constrained to specific purposes by the LDFA itself, using its highest level of decision-making authority, which is the Board of Directors. To be reported as committed, such amounts cannot be used for any other purpose unless the Board of Directors takes action to remove or change the constraint. The Board of Directors typically establishes (and modifies or rescinds) fund balance commitments by passage of a resolution, or through adoption and amendment of the budget.

Assigned

These fund balances consist of amounts that the LDFA intends to use for a specific purpose. Such intent can be expressed by the governing body, which is the Board of Directors, or by an official or body to which the Board of Directors delegates the authority, such as the LDFA's duly authorized agents. Assigned fund balances are typically established through adoption or amendment of the budget.

Unassigned

These fund balances consist of amounts that are available for any purpose. Only the general fund has a positive unassigned fund balance.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

June 30, 2025 and 2024

NOTE A — NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Accounting

Government-Wide Financial Statements

The government-wide financial statements are prepared on the accrual basis of accounting using the economic resources measurement focus. Accordingly, revenue is recorded when earned and expenses are recorded when incurred. Grants and other revenue intended for use in specific projects are classified as program revenue. All other revenue, including all property tax revenue, is classified as general revenue.

Fund Financial Statements

The fund financial statements are prepared on the modified accrual basis of accounting using the flow of current financial resources as a measurement focus. Under the modified accrual basis of accounting, revenue is recorded when susceptible to accrual, which is when it is both measurable and available. “Available” means collectible within the current period or soon enough thereafter (within 60 days) to be used to pay liabilities of the current period. Expenditures, other than interest on long-term debt, are recorded when the liability is incurred, if measurable. In applying the susceptible-to-accrual concept to intergovernmental revenue, the legal and contractual requirements of the numerous individual programs are used as guidance. Monies virtually unrestricted as to purpose of expenditure and revocable only for failure to comply with prescribed compliance requirements are reflected as revenue at the time of receipt, or earlier if the susceptible-to-accrual criteria are met.

Expenditures that are incurred for purposes for which both restricted and unrestricted fund balances are available are applied first to available restricted fund balances, then to unrestricted fund balances. Expenditures that are incurred for purposes for which committed, assigned, and unassigned fund balances are available are applied first to available committed fund balances, then to available assigned fund balances, and finally to unassigned fund balances.

Administration

For the years ended June 30, 2025 and 2024, the LDFA has entered into agreements with the Detroit Economic Growth Corporation (the “DEGC”) for administrative and professional services at an annual cost not to exceed \$125,000 per year. These expenditures are reflected in administrative expenses for services rendered for each year. No amounts were due to the DEGC as of June 30, 2025 or 2024.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

June 30, 2025 and 2024

NOTE A — NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fair Value Measurements

The LDFA uses fair value measurements in the preparation of its financial statements, which utilize various inputs, including those that can be readily observable, corroborated, or are generally unobservable. The LDFA utilizes market-based data and valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs. Additionally, the LDFA applies assumptions that market participants would use in pricing an asset or liability, including assumptions about risk.

The measurement of fair value includes a hierarchy based on the quality of inputs used to measure fair value. Financial assets and liabilities are categorized into this three-level fair value hierarchy based on the inputs to the valuation technique. The fair value hierarchy gives the highest priority to quoted prices in active markets for identical assets and liabilities and the lowest priority to unobservable inputs.

The various levels of the fair value hierarchy are described as follows:

- Level 1 — Financial assets and liabilities whose values are based on unadjusted quoted market prices for identical assets and liabilities in an active market that the LDFA has the ability to access
- Level 2 — Financial assets and liabilities whose values are based on quoted prices in markets that are not active or model inputs that are observable for substantially the full term of the asset or liability
- Level 3 — Financial assets and liabilities whose values are based on prices or valuation techniques that require inputs that are both unobservable and significant to the overall fair value measurement

The use of observable market data, when available, is required in making fair value measurements. When inputs used to measure fair value fall within different levels of the hierarchy, the level within which the fair value measurement is categorized is based on the lowest level input that is significant to the fair value measurement.

As of June 30, 2025 and 2024, the LDFA does not have any financial assets or liabilities subject to being classified in any of the above categories.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)**June 30, 2025 and 2024****NOTE B — CASH DEPOSITS**

State of Michigan (the “State”) statutes require that certificates of deposit, savings accounts, deposit accounts, and depository receipts be made with banks doing business, and having a place of business in the State that are also members of a federal or national insurance corporation.

Custodial credit risk is the risk that in the event of a bank failure, the LDFA’s deposits may not be returned to the LDFA. The LDFA does not have a deposit policy for custodial credit risk.

As of June 30, 2025 and 2024, the LDFA’s carrying amount of deposits and bank balances, and the bank balances that are not covered by federal depository insurance or another type of insurance, are as follows:

	<u>2025</u>	<u>2024</u>
Carrying amount of deposits	\$ 753,919	\$ 878,203
Total bank balances	<u>\$ 753,919</u>	<u>\$ 878,203</u>
Uninsured and uncollateralized bank balances	<u>\$ 503,919</u>	<u>\$ 378,203</u>

NOTE C — PROPERTY TAXES

The LDFA was authorized to finance its activities by capturing an incremental portion of the tax proceeds on the increases in the assessed value on the real and personal property of the Jefferson North Assembly Plant that are levied by the City and Wayne County, Michigan (the “County”).

The City and the County levy property taxes on July 1 of each year. July property taxes are due in full to the City on August 31 of each year, but may be paid in two installments, which are due on August 15 and January 15 of each year. The County also levies property taxes on December 1 of each year. December property taxes are due on January 15 of each year. Taxes become a lien on property assessed on July 1 and December 1 of each year.

In 1994, State voters passed Proposal A, which affected school property tax revenue. As a result, tax increment plans are only allowed to capture school tax revenue to the extent necessary to cover existing debt service, and the excess must be returned to the State.

An audit was completed by the State for the tax years ended through 2009, but an audit of subsequent years has not been completed as of June 30, 2025. At this time, it is anticipated that the LDFA has not overcaptured any taxes and, as such, management has recorded no provision for estimated future refunds.

The TIF Plan sunset during the year ended June 30, 2022. The LDFA has not captured any property taxes since, and will not capture any taxes going forward unless a new plan is adopted.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

June 30, 2025 and 2024

NOTE D — RISK MANAGEMENT

The LDFA has insurance policies covering its directors and officers. It also has general liability insurance and property insurance covering its various assets. Due to the extent of insurance that the LDFA maintains, the risk of loss to the LDFA, in management's opinion, is minimal.

NOTE E — STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America and State law for the general fund. All annual appropriations lapse at the end of the fiscal year.

Under the State's Uniform Budgeting and Accounting Act, actual expenditures for any budgeted expenditure category are not to exceed the amounts budgeted for that category. The Uniform Budgeting and Accounting Act permits governmental entities to amend their budgets during the year, and requires amended budgets to be approved by the governing body prior to expending funds in excess of the amount budgeted for that category.

During the year ended June 30, 2025, the LDFA did not incur expenditures in excess of the amounts budgeted for any category.

NOTE F — NEW ACCOUNTING PRONOUNCEMENTS

The GASB issued SGAS No. 103, *Financial Reporting Model Improvements*, in April 2024. SGAS No. 103 establishes new accounting and financial reporting requirements, or modifies existing requirements, related to the following:

- Management's discussion and analysis
- Unusual or infrequent items
- Presentation of a proprietary fund statement of revenue, expenses, and changes in fund net position
- Information about major component units in basic financial statements
- Budgetary comparison information
- Financial trends information in the statistical section

SGAS No. 103 applies to the LDFA's financial statements for the year ending June 30, 2026, with earlier implementation permitted.

CITY OF DETROIT LOCAL DEVELOPMENT FINANCE AUTHORITY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

June 30, 2025 and 2024

NOTE F — NEW ACCOUNTING PRONOUNCEMENTS (CONTINUED)

The GASB issued SGAS No. 104, *Disclosure of Certain Capital Assets*, in September 2024. SGAS No. 104 requires certain types of capital assets, such as lease assets, intangible right-of-use assets, subscription assets, and other intangible assets, to be disclosed separately by major class of underlying asset in the capital assets note, and also requires additional disclosures for capital assets held for sale. SGAS No. 104 applies to the LDFA's financial statements for the year ending June 30, 2026, with earlier implementation permitted.

The LDFA's management has not determined the impact on its financial statements as a result of implementing these standards.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF DETROIT LOCAL DEVELOPMENT FINANCE AUTHORITY

SCHEDULES OF REVENUE AND EXPENDITURES — BUDGET AND ACTUAL — GENERAL FUND (UNAUDITED)

For the Years Ended June 30, 2025 and 2024

	2025				2024			
	Original Budget	Final Budget	Actual	Positive (Negative) Variance with Final Budget	Original Budget	Final Budget	Actual	Positive (Negative) Variance with Final Budget
Revenue:								
Earnings on investments	\$ 5,000	\$ 5,000	\$ 1,889	\$ (3,111)	\$ 5,000	\$ 5,000	\$ 1,391	\$ (3,609)
Other revenue			1	1			947	947
Total Revenue	5,000	5,000	1,890	(3,110)	5,000	5,000	2,338	(2,662)
Expenditures:								
Current:								
Grant expenditures	397,500	397,500		397,500	397,500	397,500		397,500
Administrative and operating expenses	155,000	155,000	142,318	12,682	155,000	155,000	142,410	12,590
Total Expenditures	552,500	552,500	142,318	410,182	552,500	552,500	142,410	410,090
Change in Fund Balance	\$ (547,500)	\$ (547,500)	\$ (140,428)	\$ 407,072	\$ (547,500)	\$ (547,500)	\$ (140,072)	\$ 407,428

See note to schedules of revenue and expenditures — budget and actual (general fund).

CITY OF DETROIT LOCAL DEVELOPMENT FINANCE AUTHORITY

**NOTE TO SCHEDULES OF REVENUE AND EXPENDITURES —
BUDGET AND ACTUAL — GENERAL FUND (UNAUDITED)**

For the Years Ended June 30, 2025 and 2024

NOTE A — BUDGETS AND BUDGETARY ACCOUNTING

The City of Detroit Local Development Finance Authority (the “LDFA”) establishes a budget that is reflected in the financial statements for the general fund. The budget is presented on the modified accrual basis of accounting.

Budgeted amounts are as presented and approved by the LDFA’s Board of Directors and the Detroit City Council. No amendments to the budget were made during the year. Appropriations are authorized by the LDFA’s management.