

ARDMORE BUSINESS DISTRICT AUTHORITY
AUDITED FINANCIAL STATEMENTS
31st December 2023

ARDMORE BUSINESS DISTRICT AUTHORITY

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INDEPENDENT AUDITORS' REPORT

To the Officers & Board of Directors of
The Ardmore Business District Authority &
The Ardmore Community Development Fund, Inc.

We have audited the accompanying financial statements of the governmental activities and major fund of the Ardmore Business District Authority as of and for the year ended 31st December 2023, along with the related notes to said financial statements which collectively comprise the Ardmore Business District Authority's basic financial statements as listed in the table of contents.

Management's Responsibility. Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States. This includes the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility. Our responsibility is to express an opinion on the financial statements based on the audit. We conducted our audit in accordance with auditing standards generally accepted in the United States, which require that the auditor plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements and the procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. Risk assessments involve consideration of internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control, and accordingly, no such opinion is expressed. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of significant accounting estimates made by management, as well as the overall presentation of the financial statements.

We believe that the audit evidence that we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinion. In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major fund, and the aggregate remaining fund information of the Ardmore Business District Authority as of 31st December 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters, Required Supplementary Information. Accounting principles generally accepted in the United States of America require that the Management's Discussion & Analysis on pages 3 through 7 and the Budgetary Comparison Statement found on page 19 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain

limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Peterson, Fieo & Co.
Peterson, Fieo & Co.
15th June 2024

ARDMORE BUSINESS DISTRICT AUTHORITY
MANAGEMENT'S DISCUSSION & ANALYSIS (UNAUDITED)
31st DECEMBER 2023

The Ardmore Business District Authority discussion and analysis provides an overview of the ABDA's financial activities for the fiscal year ended in 2023. This discussion should be read in conjunction with ABDA's financial statements.

As management of the Ardmore Business District Authority ("ABDA"), we offer readers of ABDA's financial statements this narrative overview and analysis of the financial activities for the year ended December 31, 2023. This discussion and analysis is intended to serve as an introduction to ABDA's basic financial statements, which are comprised of 1.) government-wide financial statements, 2.) fund financial statements, and 3.) notes to the financial statements.

Management's Discussion & Analysis (MD&A) is an element of the reporting model adopted by the Governmental Accounting Standards Board (GASB) in their Statement Number 34, Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments issued June 1999.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

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

The statement of net position presents information on all of ABDA's assets and liabilities. The difference between assets and liabilities is reported as net position. When assets increase over a period of time without a corresponding increase to liabilities, there is an increase in net position, which may indicate that the financial position of ABDA is improving. Conversely, a decrease in net position over time may indicate that the financial position of ABDA is declining.

The statement of activities presents information showing how ABDA's net position changed during 2023. All changes in net position are reported as soon as the event occurs, regardless of the timing of related cash flows. Thus, revenues and expenditures are reported for some items that will only result in cash flows in future periods, such as prepaid expenses or accrued payroll taxes.

The government-wide statements distinguish revenues of ABDA that are principally supported by the state, county and local government from revenue-generating activities which recover a portion of their costs through user charges, fees, and fines.

GOVERNMENTAL FUND FINANCIAL STATEMENTS

The fund financial statements distinguish the financial activities of the governmental funds of Ardmore Business District Authority.

The fund financial statements focus on individual parts of ABDA's operations in more detail than the government-wide statements. The governmental fund statements tell how ABDA's general services were financed in the short term, as well as what remains for future spending.

- Governmental Funds - Most of ABDA's activities are reported in governmental funds, which focus on the determination of financial position and change in financial position, not on income determination. Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. The governmental fund statements provide a detailed short-term view of ABDA's operations and the services it provides. Governmental fund information helps the reader determine whether there are more or fewer

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MANAGEMENT'S DISCUSSION & ANALYSIS (UNAUDITED)
31st DECEMBER 2023

financial resources that can be spent in the near future to finance ABDA's programs. The relationship (or differences) between government-wide activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is reconciled in the financial statements.

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

FINANCIAL HIGHLIGHTS

ABDA financial figures below include revenue from both ABDA and from the Ardmore Community Development Fund (ACDF), a companion non-profit organization that accepts grants and maintains a similar mission.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Assets

Current assets increased by \$11,656. Noncurrent assets decreased by \$26,989 which was a result of a decrease of Right of Use Asset of \$26,859 and a decrease of \$130 in current depreciation.

Liabilities

Current liabilities decrease by \$28,386. This was mainly due to an increase in accounts payable. ABDA does not have any long-term liabilities.

Total Net Position

ABDA's total net position increased by \$13,053, this was a result of current year activity. The following tables summarize ABDA's net position and changes in net position:

	<u>2023</u>	<u>2022</u>
ASSETS:		
Total Current Assets	\$ 288,036	\$ 276,380
Capital Assets, net of Depreciation	359	489
Right of Use Asset	-	26,859
Security Deposit	<u>2,000</u>	<u>2,000</u>
TOTAL ASSETS	<u><u>\$ 290,395</u></u>	<u><u>\$ 305,728</u></u>
LIABILITIES:		
Total Current Liabilities	<u>\$ 4,081</u>	<u>\$ 32,467</u>
NET POSITION:		
Invested in Capital Assets	359	489
Unrestricted Net Position	<u>285,955</u>	<u>272,772</u>
TOTAL NET POSITION	<u><u>286,314</u></u>	<u><u>273,261</u></u>
TOTAL LIABILITIES & NET ASSETS	<u><u>\$ 290,395</u></u>	<u><u>\$ 305,728</u></u>

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MANAGEMENT'S DISCUSSION & ANALYSIS (UNAUDITED)
31st DECEMBER 2023

	<u>2023</u>	<u>2022</u>
PROGRAM REVENUE		
Grants & Contributions	\$ 14,168	\$ 23,989
Local Government Subsidies	10,000	10,000
Events & Programs, Sponsorships	11,956	800
Gain on Sale of Asset	2,465	
GENERAL REVENUE		
Assessments	281,458	280,325
Interest Income	52	43
TOTAL REVENUE	<u><u>\$ 320,099</u></u>	<u><u>\$ 315,157</u></u>
EXPENDITURES		
Business Support & Advocacy	\$ 152,967	\$ 112,536
Grants Awarded	14,168	23,989
General & Operating	60,271	60,412
Special Events & Contributions	6,246	4,500
Streetscape	45,783	51,863
Economic Development & Advertising	33,536	39,806
Depreciation	130	247
TOTAL EXPENDITURES	313,101	293,353
Transfers	6,055	8,335
NET CHANGE IN FUND BALANCES	<u><u>\$ 13,053</u></u>	<u><u>\$ 30,139</u></u>

REVENUES

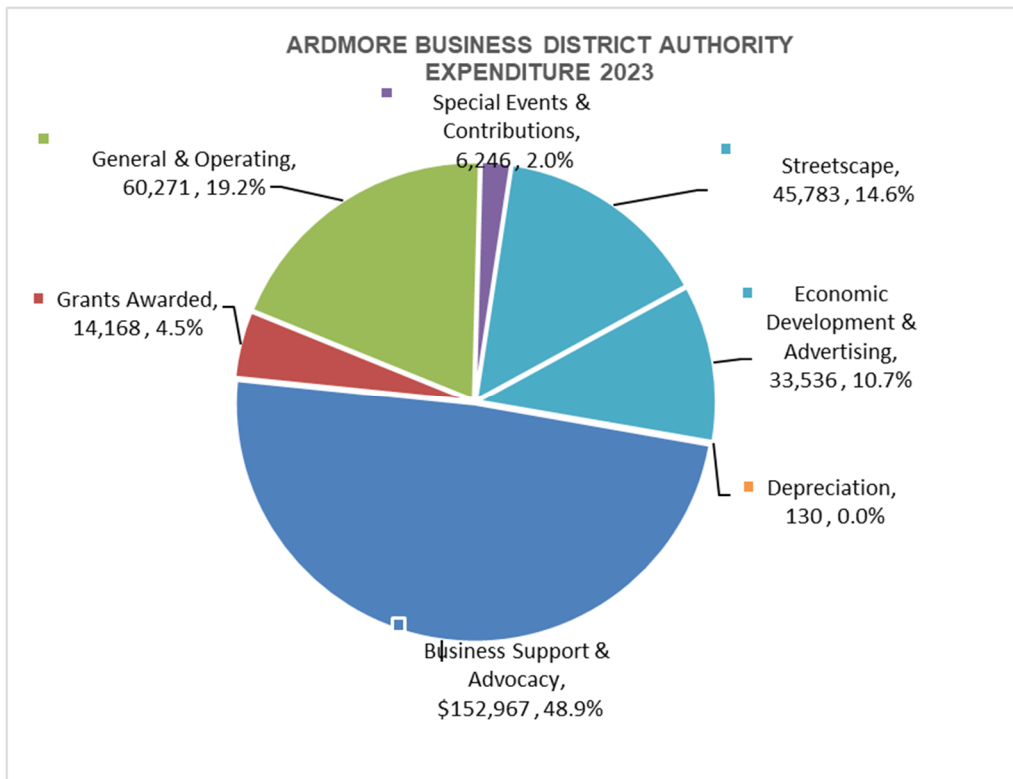
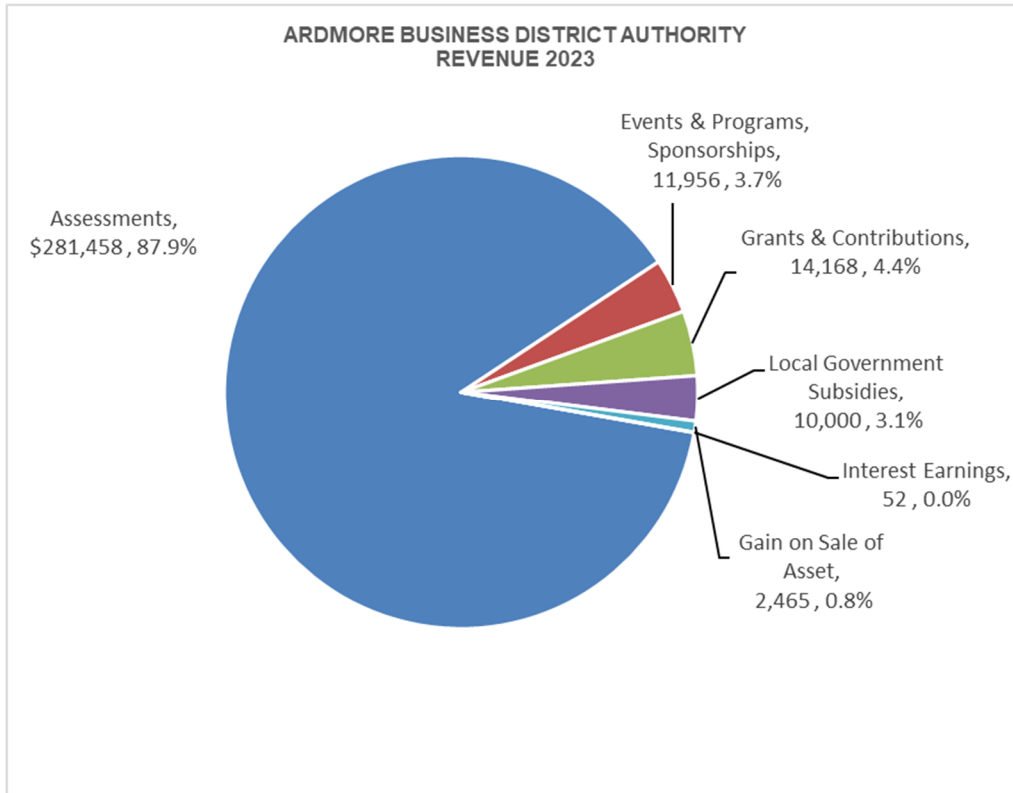
Total revenues in 2023 increased by \$4,942 or 1.6% from 2022, totaling \$320,099. The 2023 assessment millage rate was 1.88 mills. As of 31st December 2023, current assessments generated \$278,440 of cash revenue received. ABDA filed municipal liens against eleven (11) properties with outstanding assessments totaling approx. \$6,521 in February 2024.

Events & Programs, Sponsorships amounted to \$11,956 or 3.7% of total revenue, an increase of \$11,156 from 2022. Grants & Contributions amounted to \$14,168 or 4.4% of total revenue, a decrease of \$9,821 from 2022. Local Government Subsidies amounted to \$10,000 or 3.1% of total revenue, consistent with 2022. Interest Earnings amounted to \$52 or 0% of total revenue, an increase of \$9 from 2022. In 2023 there was a sale of a street sweeper for \$2,465.

EXPENDITURES

Expenditures for 2023 totaled \$313,101 increased by \$19,748 or 6.7% from the prior year. Business Support & Advocacy increased by \$40,431; Grants Awarded decreased by \$9,821; General & Operating decreased by \$141; Special Events & Contributions increased by \$1,746; Streetscape decreased by \$6,080; Economic Development & Advertising decreased by \$6,270.

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MANAGEMENT'S DISCUSSION & ANALYSIS (UNAUDITED)
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MANAGEMENT'S DISCUSSION & ANALYSIS (UNAUDITED)
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COMMUNITY DEVELOPMENT BLOCK GRANTS

In May 2022, Lower Merion Township belatedly awarded ABDA two contracts, each for \$25,000 in CDBG funds for job creation which were to be awarded to sub-recipients in 2023 after applications have been solicited and reviewed. Early in 2024, these grant awards were withdrawn and cancelled by LMT before any funds were awarded by ABDA.

ORGANIZATION

The ABDA is overseen by a Board of Directors comprised of 9 to 15 members from local property owners, merchants, and residents of Lower Merion Township. The Board is run by an Executive Committee consisting of a Chairperson, Secretary, and Treasurer.

During 2023, volunteers contributed 1,005 volunteer hours, valued at \$31,457 at \$31.30 per hour. Many volunteers served on Board-led committees and task forces, such as the Streetscape Committee, Organization Committee, and Marketing & Events Committee. The work produced through the committees helped ABDA (dba The Ardmore Initiative) maintain its status as an accredited National Main Street program recognized by the National Trust for Historic Preservation and National Main Street Center.

REQUESTS FOR INFORMATION

These financial statements and discussions are designed to provide our citizens, taxpayers, and other stakeholders with a complete disclosure of the Authority's finances and to demonstrate a high degree of accountability for the public dollars entrusted to us. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Executive Director, Ardmore Initiative, 56 E. Lancaster Avenue, Ardmore, PA 19003.

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**Statement of Net Position
as of December 31, 2023**

	Primary Government	Component Unit
	Governmental Activities	Ardmore Community Development Fund
ASSETS		
Current Assets:		
Cash	\$ 250,447	\$ 52,998
Assessment Receivable	37,414	-
Grants Receivable	-	-
Receivable from Primary Gov't	-	-
Prepaid Expenses	175	-
Other Current Assets	-	-
Total Current Assets	288,036	52,998
Non-Current Assets:		
Capital Assets, net of Depreciation	359	
Right of Use Asset	-	
Security Deposit	2,000	
Total Non-Current Assets	2,359	-
TOTAL ASSETS	290,395	52,998
LIABILITIES & NET POSITION		
Current Liabilities:		
Accounts Payable	4,081	
Payable to Component Unit	-	
Current Lease Liability	-	
Grants Escrows Held	-	
TOTAL LIABILITIES	4,081	-
NET POSITION		
Invested in Capital Assets	359	-
Unrestricted Net Position	285,955	52,998
Total Net Position	\$ 286,314	\$ 52,998

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

ARDMORE BUSINESS DISTRICT AUTHORITY

**Statement of Activities
for the year ended December 31, 2023**

		Program Revenues					
	Expenses	Charges for Services	Operating Grants	Contributions	Capital Grants	Net (Expense) Revenue and Changes in Net Position	Component Unit Ardmore Community Development Fund
<i><u>Governmental Activities:</u></i>							
Business District Authority	\$ 313,101	\$ 1,650	\$ 24,168	\$ -	\$ -	\$ (287,283)	
Total Primary Government	<u>\$ 313,101</u>	<u>\$ 1,650</u>	<u>\$ 24,168</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(287,283)</u>	
<i><u>Component Unit Activities</u></i>							
Ardmore Community Development Fund	<u>\$ 750</u>	<u>\$ 4,673</u>	<u>\$ -</u>	<u>\$ 1,555</u>	<u>\$ -</u>		<u>\$ 5,478</u>
		General Revenues, Special Items & Transfers					
						281,458	-
						2,465	-
						10,306	-
						52	11
						6,055	(6,055)
						<u>300,336</u>	<u>(6,044)</u>
						13,053	(566)
						273,261	53,564
						<u>\$ 286,314</u>	<u>\$ 52,998</u>

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

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**Balance Sheet - Governmental Funds
as of December 31, 2023**

	<u>ABDA General Fund</u>
ASSETS	
Cash & Cash Equivalents	\$ 250,447
Assessment Receivable	37,414
Grants Receivable	-
Prepaid Expenses	175
Right of Use Asset	-
Security Deposit	2,000
TOTAL ASSETS	<u>\$ 290,036</u>
LIABILITIES & FUND BALANCES	
LIABILITIES	
Accounts Payable	\$ 4,081
Current Lease Liability	-
Escrow Payable	-
TOTAL LIABILITIES	<u>4,081</u>
FUND BALANCES	
Non-spendable	
Prepaid Expenses	175
Security Deposit	2,000
Unassigned	283,780
TOTAL FUND BALANCES	<u>285,955</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 290,036</u>

**Reconciliation of Total Fund Balances of Governmental Funds
to Total Government Net Position, December 31, 2023**

Total Fund Balances of Governmental Funds (above)	\$ 285,955
Amounts Reported for governmental activities in the Statement of Net Assets are different because:	
Capital Assets used in governmental activities are not financial resources and therefore, are not reported as assets in gov't funds	359
Total Governmental Net Position (p.8)	<u>\$ 286,314</u>

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

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**Governmental Fund Statement of Revenues, Expenditures, & Changes in Fund
Balances for the year ended December 31, 2023**

	ABDA General Fund
REVENUES	
Assessments (including late fees)	\$ 281,458
Events & Programs, Sponsorships	11,956
Grants	14,168
Contributions	-
Local Government Subsidies	10,000
Gain on Sale of Asset	2,465
Interest Earnings	52
TOTAL REVENUES	<u>320,099</u>
EXPENDITURES	
Business Support & Advocacy	152,967
Grants Awarded	14,168
General & Operating	60,271
Special Events & Contributions	6,246
Streetscape	45,783
Economic Development & Advertising	33,536
TOTAL EXPENDITURES	<u>312,971</u>
Transfers from Component Unit	<u>6,055</u>
NET CHANGE IN FUND BALANCE	13,183
FUND BALANCES, BEGINNING of YEAR	<u>272,772</u>
FUND BALANCES, END of YEAR	<u><u>\$ 285,955</u></u>

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

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**Reconciliation of the Statement of Revenues, Expenditures, & Changes
in Fund Balances of Governmental Funds to the Statement of Activities
as of December 31, 2023**

	ABDA General Fund
Amounts reported for the governmental activities in the statement of activities are different because:	
Net Changes in Fund Balances - total governmental funds (p.11)	\$ 13,183
Depreciation Expense claimed on Government-wide Statement of Activities	(130)
	<hr/>
Change in Net Position of Governmental Funds (p.9)	<u>\$ 13,053</u>

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

ARDMORE BUSINESS DISTRICT AUTHORITY

NOTES to FINANCIAL STATEMENTS

31st DECEMBER 2023

NOTE 1 - SUMMARY of SIGNIFICANT ACCOUNTING POLICIES

The Ardmore Business District Authority (hereinafter “Authority”) financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements & Interpretations).

A. NATURE of ORGANIZATION

The Township of Lower Merion, Montgomery County, Pennsylvania established the Ardmore Business District Authority (hereinafter “Authority”) on 5th October 1993 as a municipal authority under the provisions of the Pennsylvania Municipal Authorities Act of 1945. Originally chartered for five years, the Authority’s charter was renewed in 1998, 2003, 2008, 2013, and most recently in 2023 for ten years (until 2033). Originally known as “Ardmore 2000”, the Authority currently uses the name “Ardmore Initiative”.

The mission of the Ardmore Initiative is to manage the business improvement district in Ardmore, Pennsylvania, to improve the business mix, to foster the preservation and development of downtown’s historic buildings, be an advocate for business and property owners, promote the downtown for the benefit of all Ardmore residents, and to partner with the Lower Merion Township and area community organizations. Over the years, the Authority has implemented streetscape improvement projects, including installing curbs and amenities, planting trees, and initiating regular sidewalk cleaning. The Authority has received funding from the Department of Community & Economic Development (“DCED”) and the Commonwealth of Pennsylvania to provide façade improvement grants to property owners to improve the appearance and utilization of the Ardmore area. The Authority provides a range of other resources to meet the needs of the business community.

The Ardmore Community Development Fund (hereinafter “ACDF”) was chartered as a Pennsylvania not-for-profit corporation on 18th February 2009 and is exempt from federal income tax under IRC Section 501(a) as an organization described in Section 501(c)(3). The ACDF’s application for tax-exempt status was approved by the Internal Revenue Service retroactive to 18th February 2009; the IRS has classified the ACDF as a public charity.

The ACDF acts as a companion to the Authority, to accept grants and other funds from donors who are restricted to making such grants to tax-exempt organizations, and to provide charitable services for the benefit of the Ardmore community which are outside the mandate of the Authority.

B. REPORTING ENTITY

In evaluating the Ardmore Business District Authority as a reporting entity, the Authority has addressed all potential component units (a.) to which it may be financially accountable or for which it may be functionally accountable, and (b.) which raise and hold economic resources for the direct benefit of the Authority.

The Authority is financially accountable to an organization if that organization appoints a voting majority of the Authority’s governing board and (1) that organization can impose its will on the Authority or (2) there is a potential for that organization to provide specific financial benefit to or impose specific financial burden on the Authority; likewise, the Authority is functionally accountable for an organization

ARDMORE BUSINESS DISTRICT AUTHORITY

NOTES to FINANCIAL STATEMENTS

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if it appoints a voting majority of an organization's governing board and (1) it can impose its will on said organization or (2) there is a potential for said organization to provide specific financial benefit to or impose specific financial burden on the Authority.

The Authority is required to further consider other organizations for which the nature and significance of their relationship are such that exclusion would cause either the Authority's or another reporting entity's financial statements to be misleading or incomplete. Organizations that are legally separate, tax-exempt entities and that meet all of the following criteria should be discretely presented as component units:

1. The economic resources received or held by the separate organization are entirely or almost entirely for the direct benefit of the Authority, its component units, or its constituents; and
2. The Authority, or its component units, is entitled to, or has the ability to otherwise access, a majority of the economic resources received or held by the separate organization; and
3. The economic resources received or held by an individual organization that the Authority, or its component units, is entitled to, or has the ability to otherwise access, are significant thereto.

Discretely Presented Component Unit. The Ardmore Community Development Fund is a component unit of the Ardmore Business District Authority. These financial statements discretely present the assets, liabilities, net assets, and activities of each of the Ardmore Business District Authority and the Ardmore Community Development Fund. References in these notes to financial statements to either the "Authority" or the "ACDF" denote references to those individual organizations. References hereunder to the "Ardmore Initiative" denote the two organizations considered together.

C. BASIS of PRESENTATION & BASIS of ACCOUNTING

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the Authority. The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1.) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2.) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not properly included among program revenues are reported instead as general revenues.

- i.) Government-Wide Financial Statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized as soon as they are earned. Expenditures are recorded when a liability is incurred. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

ARDMORE BUSINESS DISTRICT AUTHORITY

NOTES to FINANCIAL STATEMENTS

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- ii.) The Governmental Funds in the Fund Financial Statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when they are both measurable and available. Expenditures are generally recognized when the related obligation is incurred.

The Authority reports the following major government fund:

- General Fund - The General Fund is the Authority's primary operating fund, it accounts for all financial resources, except those required to be accounted for in another fund.

D. GOVERNMENTAL FUND BALANCES

The Authority has established a hierarchy for fund balance classifications and the constraints imposed on the uses of those resources. In the governmental fund financial statements, fund balances are classified as follows:

- Non-spendable - Amounts that cannot be spent either because they are in non-spendable form or because they are legally or contractually required to be maintained intact.
- Restricted - Amounts that can be used only for specific purposes because of state or federal laws, or externally imposed by grantors or creditors.
- Committed - Amounts that can be used only for specific purposes determined by a formal action by the Board of Directors resolution.
- Assigned - Amounts the Authority intends to use for a specific purpose. Intent can be expressed by the Board of Directors or by an official or body to which the Board of Directors delegates the authority.
- Unassigned - Amounts available for any purpose. Positive amounts are reported only in the General Fund.

E. CASH DEPOSITED in FINANCIAL INSTITUTIONS

Deposits. Cash consists of funds on deposit in checking and money market accounts at local commercial banks and savings banks. Accounts are insured by the FDIC up to \$250,000. Cash balances on deposit with financial institutions on 31st December 2023 did not exceed these limits.

Custodial Credit Risk - Deposits - Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does not have a policy for custodial credit risk. Pennsylvania Act 72 of 1971, as amended, allows depositories to satisfy the collateralization requirement by pooling eligible investments to cover total public funds on deposit in excess of federal insurance. Such pooled collateral is pledged with the financial institution's trust department.

Interest Rate Risk - The Authority has no formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

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Concentration of Credit Risk - The Authority has no investment policy that would limit the amount the Authority may invest in one issuer.

F. CAPITAL ASSETS

Capital assets, which include property and equipment, are reported in the government-wide financial statements. Capital assets are defined by the Authority as assets with an initial, individual cost of more than \$2,500 and an estimated useful life in excess of one year. Such assets are recorded at historical cost. Leasehold improvements are deemed to have a useful life corresponding to the remainder of the term of the applicable lease(s), including options to extend or renew such lease(s). Costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Depreciation is being provided for using the straight-line method over the estimated useful life of the assets capitalized.

G. USE of ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

H. DONATED SERVICES

A number of professionals, businesses, and volunteers have donated their time in support of Ardmore Initiative's programs. During 2023, approximately 1,005 hours of volunteer service were performed on behalf of the Ardmore Initiative. At the valuation of \$31.30 per hour, this would amount to approximately \$31,457. This valuation has not been reflected in the accompanying financial statements.

I. INCOME TAXES

The ABDA is a local government entity; as such it is not subject to federal, state, or local income taxes. The ACDF is a tax-exempt organization described in IRC Section 501(c)(3) and accordingly, is not subject to federal or state income taxes. However, income from certain activities not directly related to the ACDF's tax-exempt purpose may be subject to taxation as unrelated business income. Generally accepted accounting principles prescribe rules for the recognition, measurement, classification, and disclosure in the financial statements of uncertain tax positions taken or expected to be taken in the ACDF's tax returns.

Management has determined that the ACDF does not have any uncertain tax positions or associated unrecognized benefits that materially impact the financial statements or related disclosures. Since tax matters are subject to some degree of uncertainty, there can be no assurance that the ACDF's tax returns will not be challenged by any taxing authority and that the ACDF will not be subject to additional tax, penalties, and interest as a result of such challenge. Income tax returns of the ACDF are subject to examination by tax authorities, generally for three years after they were filed. The organization believes it has appropriate support for any & all tax positions taken, and as such, does not have any uncertain tax positions that are material to the financial statements. None of the organization's federal income tax returns (Form 990-EZ) are currently under examination. However, tax years 2020-2022 remain subject to examination by the Internal Revenue Service. Both the ABDA and the ACDF file an annual submission to the Pennsylvania Bureau of Charitable Organizations.

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NOTES to FINANCIAL STATEMENTS

31st DECEMBER 2023

NOTE 2 - RECEIVABLES

The Authority regards all property assessments unpaid at 31st December 2023 as assessments receivables, and places liens on the assessed properties. During 2023, after a careful review of outstanding liens and assessment receivables from 2011-2012, the Authority deemed \$2,007 as uncollectible, and has recorded a bad debt expense in that amount in these financial statements (reflected as a component of General & Operating expenses). The Authority deems all other receivables collectible at 100%. As of 31st December 2023, the Authority had Assessments Receivable of \$37,414.

NOTE 3 - CAPITAL ASSETS

Capital Assets consist of furniture, equipment, and leasehold improvements of the Authority as of 31st December 2023:

	Beginning of Year	Additions	Deletions	End of Year
Furniture & Equipment	\$ 67,014	\$ -	\$ 29,105	\$ 37,909
Leasehold Improvements	16,678	-		16,678
	83,692	-	29,105	54,587
less: Accumulated Depr'n	83,203	130	29,105	54,228
Total Capital Assets, net	\$ 489	\$ (130)	\$ -	\$ 359

Depreciation expenses for the Ardmore Business District Authority for 2023 totaled \$130. The ACDF has no capital assets, and therefore, no depreciation expense.

NOTE 4 - REVENUES

For the year ended 31st December 2023, over 86% of the Ardmore Initiative's revenues were from a single source, namely the property tax assessments provided by the owners of the properties located in the business district.

	ABDA Amount	ACDF Amount	Total	Percentage
Property Tax Revenue	\$ 281,458	\$ -	\$ 281,458	86.25%
Grants & Contributions	24,168	1,555	25,723	7.88%
All Other Revenues	14,473	4,684	19,157	5.87%
	\$ 320,099	\$ 6,239	\$ 326,338	100.00%

ARDMORE BUSINESS DISTRICT AUTHORITY

NOTES to FINANCIAL STATEMENTS

31st DECEMBER 2023

NOTE 5 - PROPERTY TAX ASSESSMENTS

Property tax assessments are invoiced on April 15th of each year for the current calendar year. Payment is due by July 15th. A penalty of 6% of the amount due is added to any outstanding balances after July 15th of that year. The following information pertains to the year ended 31st December 2023:

Total Taxable Property Assessments	\$	148,341,430
Assessment for 2023 (in mills)		1.88
Calculated Property Tax Levied (before assessment adjustments and late fees assessed)	\$	278,882

NOTE 6 - LEASE COMMITMENT

On 25th February 2016, the FASB issued Accounting Standards Update No. 2016-02, Leases (Topic 842), to increase transparency and comparability among organizations by recognizing lease assets and lease liabilities on the balance sheet and disclosing key information about leasing transactions. Application of this standard is effective for fiscal years beginning after 15th December 2021. Since as of 31st December 2023 the Authority has only one short-term lease, application of this accounting standard is not necessary.

The Authority's most recent two-year lease renewal expired on 31st December 2023 without a new renewal in place. The terms of the original lease dated November 2008 provide for an automatic renewal every 90 days (i.e., to 31st March 2024). Rent expense for the year ended 31st December 2023 was \$25,145 (\$24,700 cash payment plus \$445 in forgiven property tax assessments).

Remaining payments on the lease will be as follows:

Year	Rent Expense	Forgiven Assessment	Total
1 Jan'y 2024 to 30 March 2024	6,750	445	7,195

NOTE 7 - SUBSEQUENT EVENTS

The Authority has evaluated all events subsequent to 15th June 2024, which is the date these financial statements were available to be issued, and has determined that there are no subsequent events that require recognition or disclosure.

ARDMORE BUSINESS DISTRICT AUTHORITY

Required Supplemental Information

**Budgetary Comparison Schedule
Actual vs. Budget Comparison (*Budgetary Basis of Accounting*)
for the year ended December 31, 2023**

	BUDGET	ACTUAL	Over/ (Under)
Revenues			
Assessments (including late fees)	\$ 265,116	\$ 279,162	\$ 14,046
Sponsorships - Events & Programs	34,000	11,956	(22,044)
Grants	25,000	14,168	(10,832)
Contributions	0	-	-
Local Government Subsidies	10,000	10,000	-
Gain on Sale of Asset		2,465	
Interest Earnings	250	52	(198)
Total Revenues	<u>334,366</u>	<u>317,803</u>	<u>(19,028)</u>
Expenditures			
Business Support & Advocacy	156,600	152,967	(3,633)
Grants Awarded	25,000	14,168	(10,832)
General & Operating	57,930	56,421	(1,509)
Special Events	7,000	6,246	(754)
Streetscape	66,000	48,603	(17,397)
Economic Development & Advertising	28,500	34,257	5,757
Total Expenditures	<u>341,030</u>	<u>312,662</u>	<u>(28,368)</u>
Transfer from Component Unit	<u>5,000</u>	<u>6,055</u>	<u>1,055</u>
Excess of Revenues over Expenditures	<u>\$ (1,664)</u>	<u>11,196</u>	<u>\$ 12,860</u>
Fund Balance - Budgetary Basis, Beginning of Year		<u>239,251</u>	
Fund Balance - Budgetary Basis, End of Year		<u>\$ 250,447</u>	

Reconciliation of Excess of Revenues over Expenditures to Change In Net Position
for the year ended December 31, 2023

Excess of Revenues over Expenditures (<i>above</i>)	\$ 11,196
Decrease in Receivables	289
Decrease in Prepaid Insurance	(264)
Increase in Accounts Payable	1,962
Depreciation Expense claimed on Statement of Activities	<u>(130)</u>
Change in Net Position (p.9)	<u>\$ 13,053</u>

ARDMORE BUSINESS DISTRICT AUTHORITY
NOTES to REQUIRED SUPPLEMENTAL INFORMATION
31st DECEMBER 2023

NOTE A - BUDGETARY POLICY

The Ardmore Business District Authority annually adopts the budget for its Governmental Fund. Management may not amend the budget without the approval of the Board of Directors. All budgetary appropriations expire on December 31st.

NOTE B - BUDGETARY BASIS of ACCOUNTING

The Budget for the Governmental Fund was adopted on the cash basis of accounting; revenues reflect those funds actually expected to be received and expenditures reflect those funds actually expected to be spent.

NOTE C – BUDGET VARIANCES

For the year ended 31st December 2023, Governmental Fund revenues were less than budgeted amounts in some revenue category. Further, expenditures were less than budgeted amounts in all but one category, as listed below.

BUDGET VARIANCES

	Budgeted Amounts	Actual Amounts	Budget Variances
<u>Income vs. Budget</u>			
Sponsorships - Events & Programs	\$ 34,000	\$ 11,956	\$ (22,044)
Grants	25,000	14,168	(10,832)
Interest Earnings	250	52	(198)
	\$ 59,250	\$ 26,176	\$ (33,074)
 <u>Expenditures vs. Budget</u>			
Economic Development & Advertising	28,500	34,257	5,757
	\$ 28,500	\$ 34,257	\$ 5,757