

**RUTLAND REDEVELOPMENT AUTHORITY**

**AUDIT REPORT**

**JUNE 30, 2024**

RUTLAND REDEVELOPMENT AUTHORITY  
AUDIT REPORT  
TABLE OF CONTENTS  
JUNE 30, 2024

|   | <u>Page #</u>      |
|---|--------------------|
| Independent Auditor's Report  | 1-3                |
| Management's Discussion and Analysis  | 4-5                |
| Basic Financial Statements:   |                    |
| Statement of Net Position   | Exhibit A      6   |
| Statement of Activities   | Exhibit B      7   |
| Governmental Funds:   |                    |
| Balance Sheet   | Exhibit C      8   |
| Statement of Revenues, Expenditures and<br>Changes in Fund Balances   | Exhibit D      9   |
| Notes to the Financial Statements   | 10-19              |
| Other Information:  |                    |
| Statement of Revenues, Expenditures and Changes<br>in Fund Balance - Budget and Actual - General Fund   | Schedule 1      20 |
| Independent Auditor's Report on Internal Control Over<br>Financial Reporting and on Compliance and Other Matters<br>Based on an Audit of Financial Statements Performed in<br>Accordance with "Government Auditing Standards" | 21-22              |

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## Independent Auditor's Report

Board of Commissioners  
Rutland Redevelopment Authority  
1 Strongs Avenue  
Rutland, Vermont 05701

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of the Rutland Redevelopment Authority, a component unit of the City of Rutland, Vermont, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Rutland Redevelopment Authority's basic financial statements as listed in the Table of Contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Rutland Redevelopment Authority, as of June 30, 2024, and the respective changes in financial position 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 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 Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Rutland Redevelopment Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Change in Accounting Principle***

As described in Note I.F. to the financial statements, in 2024, the Authority adopted new accounting guidance, GASB Statement No. 100, "Accounting Changes and Error Corrections", an amendment of GASB Statement No. 62. Our opinion is not modified with respect to this matter.

### ***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Rutland Redevelopment Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards 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 judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and "Government Auditing Standards", we:

- Exercise professional judgement 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 Rutland Redevelopment Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Rutland Redevelopment Authority's ability to continue as a going concern for a reasonable period of time.

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

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 and 5 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Rutland Redevelopment Authority's basic financial statements. The budgetary comparison information on Schedule 1 is presented for purposes of additional analysis and is not a required part of the basic financial statements. This schedule has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion or provide any assurance on it.

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

In accordance with "Government Auditing Standards", we have also issued our report dated March 27, 2025, on our consideration of the Rutland Redevelopment Authority'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 Rutland Redevelopment Authority'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 Rutland Redevelopment Authority's internal control over financial reporting and compliance.

*Sullivan, Powers & Co.*

March 27, 2025  
Montpelier, Vermont  
VT Lic. #92-000180

**RUTLAND REDEVELOPMENT AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FISCAL YEAR ENDED JUNE 30, 2024**

Presented here is the Management Discussion & Analysis Report for the Rutland Redevelopment Authority (hereafter, the Authority), a component unit of the City of Rutland, Vermont for the fiscal year ended June 30, 2024. Responsibility for both the accuracy of the data, and the completeness and fairness of this presentation, including all disclosures, rests with management. To the best of our knowledge and belief, the data contained herein is accurate in all material respects. This data is reported in a manner designed to fairly present the Authority's financial position. All disclosures necessary to enable the reader to gain an accurate understanding of the Authority's financial activities have been included.

**Overview of the Financial Statements**

The financial statements presented herein include all of the activities of the Authority using the integrated approach as prescribed by GASB Statement 34. Additionally, the Authority is shown on the City Rutland government-wide financial statements as a component unit of the City. The Authority is not shown on the fund financial statements of the City, as it is not a primary City government operation.

***Government-Wide Financial Statements***

The statement of net position presents information on all assets, liabilities, and deferred inflows/outflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position is improving or deteriorating.

The statement of activities presents information showing how the net position changed during the most recent fiscal year. All of the current year's revenue and expenses are taken into account regardless of when cash is received or paid.

***Fund Financial Statements***

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements. The only fund type utilized by the Authority at this time is governmental funds.

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

The RRA Board adopts an annual appropriation budget and sets a tax rate on the Special Benefits District properties of the City of Rutland. A budgetary comparison has been provided for the Authority using the approved budget to demonstrate compliance with the budget.

***Notes to the Basic Financial Statements***

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

## **Government-Wide Financial Analysis**

Statement of Net Position – The only difference between the governmental fund balance sheet of the Authority and the government-wide statement of net position is the \$15,855 of deferred inflows of resources in the governmental funds. This includes loans receivable in the business incentive assistance fund.

Statement of Activities – The only differences between the governmental fund statement of revenues, expenditures, and changes in fund balance of the Authority and the government-wide Statement of Activities is the \$3,853 loan repayment treated as revenue.

## **Comparative Analysis**

The Authority experienced an increase in the net position from 2023 to 2024. This is due to fiscal year 2024 budgeted surplus and operational expenses were under budget due to staffing changes.

*Net Position as of June 30, 2024 are as follows:*

|                               | <b>2024 Total Primary<br/>Government</b> | <b>2023 Total Primary<br/>Government</b> |
|-------------------------------|--|--|
| Current and Other Assets      | \$ 227,130                               | \$ 185,562                               |
| Total Assets                  | \$ 227,130                               | \$ 185,562                               |
| Current and Other Liabilities | \$ 70,869                                | \$ 69,632                                |
| Total Liabilities             | \$ 70,869                                | \$ 69,632                                |
| Net Position:                 |  |  |
| Unrestricted                  | 156,261                                  | 115,930                                  |
| Total Net Position            | \$ 156,261                               | \$ 115,930                               |

## ***Statement of Activities, for the year ended June 30, 2024***

### **General Revenues:**

|                           |            |            |
|---------------------------|------------|------------|
| Special Benefits District | \$ 279,994 | \$ 279,991 |
| Charges for Services      | 231,220    | 220,564    |
| Investment Income         | 870        | 366        |
| Total Revenues            | \$ 512,084 | \$ 500,921 |

### **General Expenses:**

|                               |            |            |
|-------------------------------|------------|------------|
| General Operations            | \$ 471,753 | \$ 472,206 |
| Total Governmental Activities | \$ 471,753 | \$ 472,206 |

### **Change in Net Position:**

|                                 |            |           |
|---------------------------------|------------|-----------|
| Net Position- beginning of year | \$ 115,930 | \$ 87,215 |
| Net-Position - end of year      | 156,261    | 115,930   |
| Change in Net Position          | \$ 40,331  | \$ 28,715 |

## **Contacting City's Financial Management**

This financial report is to provide our citizens and creditors with a general overview of the Rutland Redevelopment Authority's finances and to show accountability for the money it receives. If you have questions about this report or need to get additional information, contact the Rutland Redevelopment Authority at 802-775-2910 or its website: [www.rutlandvtbusiness.com](http://www.rutlandvtbusiness.com).

RUTLAND REDEVELOPMENT AUTHORITY  
STATEMENT OF NET POSITION  
JUNE 30, 2024

|                                      | <u>Governmental<br/>Activities</u> |
|--------------------------------------|------------------------------------|
| <u>ASSETS</u>                        |                                    |
| Cash                                 | \$ 207,645                         |
| Receivables                          | 1,753                              |
| Loans Receivable                     | 15,855                             |
| Prepaid Expenses                     | <u>1,877</u>                       |
| Total Assets                         | <u>227,130</u>                     |
| <u>LIABILITIES</u>                   |                                    |
| Accounts Payable                     | 393                                |
| Accrued Payroll and Benefits Payable | 7,507                              |
| Due to City of Rutland               | <u>62,969</u>                      |
| Total Liabilities                    | <u>70,869</u>                      |
| <u>NET POSITION</u>                  |                                    |
| Unrestricted                         | <u>156,261</u>                     |
| Total Net Position                   | <u>\$ 156,261</u>                  |

The accompanying notes are an integral part of this financial statement.



RUTLAND REDEVELOPMENT AUTHORITY  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2024

|                                  |                          | <u>Program Revenues</u>         | <u>Net (Expense) Revenue and<br/>Change in Net Position</u> |
|----------------------------------|--------------------------|---------------------------------|---|
|                                  | <u>Expenses</u>          | <u>Charges for<br/>Services</u> | <u>Governmental<br/>Activities</u>                          |
| Functions/Programs:              |                          |                                 |   |
| Governmental Activities:         |                          |                                 |   |
| Community Development            | \$ <u>471,753</u>        | \$ <u>231,220</u>               | \$ <u>(240,533)</u>   |
| Total Primary Government         | \$ <u><u>471,753</u></u> | \$ <u><u>231,220</u></u>        | <u>(240,533)</u>  |
| General Revenues:                |                          |                                 |   |
| Property Taxes                   |                          |                                 | 279,994   |
| Unrestricted Investment Earnings |                          |                                 | <u>870</u>  |
| Total General Revenues           |                          |                                 | <u>280,864</u>  |
| Change in Net Position           |                          |                                 | 40,331  |
| Net Position - July 1, 2023      |                          |                                 | <u>115,930</u>  |
| Net Position - June 30, 2024     |                          |                                 | \$ <u><u>156,261</u></u>                                    |

The accompanying notes are an integral part of this financial statement.

RUTLAND REDEVELOPMENT AUTHORITY  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2024

|  | General<br>Fund   | Business Incentive<br>and Assistance<br>Program<br>Fund | Total             |
|--|-------------------|---|-------------------|
| <u>ASSETS</u>  |                   |   |                   |
| Cash   | \$ 167,273        | \$ 40,372   | \$ 207,645        |
| Receivables  | 1,280             | 473   | 1,753             |
| Loans Receivable   | 0                 | 15,855  | 15,855            |
| Prepaid Items  | <u>1,877</u>      | <u>0</u>  | <u>1,877</u>      |
| Total Assets   | <u>\$ 170,430</u> | <u>\$ 56,700</u>  | <u>\$ 227,130</u> |
| <u>LIABILITIES</u>   |                   |   |                   |
| Accounts Payable   | \$ 393            | \$ 0  | \$ 393            |
| Accrued Payroll and Benefits Payable   | 7,507             | 0   | 7,507             |
| Due to City of Rutland   | <u>12,969</u>     | <u>50,000</u>   | <u>62,969</u>     |
| Total Liabilities  | <u>20,869</u>     | <u>50,000</u>   | <u>70,869</u>     |
| <u>DEFERRED INFLOWS OF RESOURCES</u>   |                   |   |                   |
| Unavailable Loans Receivable   | <u>0</u>          | <u>15,855</u>   | <u>15,855</u>     |
| Total Deferred Inflows of Resources  | <u>0</u>          | <u>15,855</u>   | <u>15,855</u>     |
| <u>FUND BALANCES/(DEFICIT)</u>   |                   |   |                   |
| Nonspendable   | 1,877             | 0   | 1,877             |
| Assigned   | 143,546           | 0   | 143,546           |
| Unassigned/(Deficit)   | <u>4,138</u>      | <u>(9,155)</u>  | <u>(5,017)</u>    |
| Total Fund Balances/(Deficit)  | <u>149,561</u>    | <u>(9,155)</u>  | 140,406           |
| Total Liabilities, Deferred Inflows of<br>Resources and Fund Balances  | <u>\$ 170,430</u> | <u>\$ 56,700</u>  |                   |
| Amounts Reported for Governmental Activities in the Statement of Net Position are<br>Different Because:              |                   |   |                   |
| Other Assets are not Available to Pay for Current-Period Expenditures, and, Therefore,<br>are Deferred in the Funds. |                   |   | <u>15,855</u>     |
| Net Position of Governmental Activities  |                   |   | <u>\$ 156,261</u> |

The accompanying notes are an integral part of this financial statement.

RUTLAND REDEVELOPMENT AUTHORITY  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2024

|   | General<br>Fund   | Business Incentive<br>and Assistance<br>Program<br>Fund | Total             |
|---|-------------------|---|-------------------|
| Revenues:                               |                   |   |                   |
| Property Taxes                          | \$ 279,994        | \$ 0  | \$ 279,994        |
| Charges for Services                    | 230,358           | 0   | 230,358           |
| Loan Repayments                         | 0                 | 3,853   | 3,853             |
| Loan Interest Income                    | 0                 | 862   | 862               |
| Investment Income                       | 141               | 729   | 870               |
|   | <u>510,493</u>    | <u>5,444</u>  | <u>515,937</u>    |
| Total Revenues                          |                   |   |                   |
| Expenditures:                           |                   |   |                   |
| Community Development                   | 471,753           | 0   | 471,753           |
|   | <u>471,753</u>    | <u>0</u>  | <u>471,753</u>    |
| Total Expenditures                      |                   |   |                   |
| Net Change in Fund Balances             | 38,740            | 5,444   | 44,184            |
| Fund Balances/(Deficit) - July 1, 2023  | 110,821           | (14,599)  | 96,222            |
| Fund Balances/(Deficit) - June 30, 2024 | \$ <u>149,561</u> | \$ <u>(9,155)</u>                                       | \$ <u>140,406</u> |

Amounts Reported for Governmental Activities in the Statement of Activities are  
Different Because:

|                             |           |
|-----------------------------|-----------|
| Net Change in Fund Balances | \$ 44,184 |
|-----------------------------|-----------|

The issuance of loans receivable (\$-0-) consumes current financial resources of governmental funds, while the repayment of the principal of loans receivable (\$3,853) provides current financial resources to governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of loans receivable.

|   |                  |
|---|------------------|
| Change in Net Position of Governmental Activities | \$ <u>40,331</u> |
|---|------------------|

The accompanying notes are an integral part of this financial statement.

RUTLAND REDEVELOPMENT AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2024

The Rutland Redevelopment Authority, (herein the "Authority") is a special-purpose municipal corporation formed in 1989 to promote economic opportunity and planning within the City of Rutland, Vermont.

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

The accounting policies adopted by the Rutland Redevelopment Authority (the "Authority") conform to generally accepted accounting principles (GAAP) as applicable to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing accounting and financial reporting principles. The following is a summary of the more significant accounting policies employed in the preparation of these financial statements.

### **A. The Financial Reporting Entity**

This report includes all of the activity of the Rutland Redevelopment Authority. The financial reporting entity consists of the primary government; organizations for which the primary government is financially accountable; and other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. The primary government is financially accountable if it appoints a voting majority of the organization's governing body and it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the primary government. The primary government is financially accountable if an organization is fiscally dependent on and there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the primary government regardless of whether the organization has a separately elected governing board; a governing board appointed by a higher level of government; or a jointly appointed board. Based on these criteria, there are no other entities that should be combined with the financial statements of the Authority.

The Authority is a separate legal entity governed by a Board of Commissioners appointed by the City Mayor and Board of Aldermen. The Board of Commissioners has the authority to adopt, administer, and enforce ordinances relating to the power of eminent domain with the approval of the City's Board of Aldermen. It also has the primary accountability for its fiscal matters.

### **B. Basis of Presentation**

The accounts of the Authority are organized and operated on the basis of fund accounting. A fund is an independent fiscal and accounting entity with a separate set of self-balancing accounts which comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues, and expenditures or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are spent and the means by which spending activities are controlled.

RUTLAND REDEVELOPMENT AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2024

The basic financial statements of the Authority include both government-wide statements and fund financial statements. The focus of the government-wide statements is on reporting the operating results and financial position of the Authority as a whole and present a long-term view of the Authority's finances. The focus of the fund financial statements is on reporting on the operating results and financial position of the most significant funds of the Authority and present a shorter-term view of how operations were financed and what remains available for future spending.

The Authority's government-wide financial statements include a statement of net position and a statement of activities. These statements present summaries of governmental activities of the Authority. Governmental activities generally are financed through taxes, intergovernmental revenues and other nonexchange transactions.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the Authority's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular program or function. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

The fund financial statements provide information about the Authority's funds. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column.

The Authority reports on the following major governmental funds:

General Fund – This is the Authority's main operating fund. It accounts for all financial resources of the Authority except those accounted for in another fund.

Business Incentive and Assistance Program Fund – This fund accounts for the Authority's revolving loans to businesses seeking to start or grow in the City of Rutland, Vermont.

### **C. Measurement Focus**

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. Government-wide financial statements are reported using the economic resources measurement focus. This means that all assets, deferred outflows of resources, liabilities and deferred inflows of resources associated with the operation of these funds (whether current or noncurrent) are included on the balance sheet (or statement of net position). Equity (i.e., total net position) is segregated into net investment in capital assets; restricted net position; and unrestricted net position. Operating statements present increases (i.e., revenues) and decreases (i.e., expenses) in total net position.

RUTLAND REDEVELOPMENT AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2024

Governmental fund financial statements are reported using the current financial resources measurement focus. This means that only current assets, deferred outflows of resources, current liabilities and deferred inflows of resources are generally reported on their balance sheets. Their reported fund balances (net current position) are considered a measure of available spendable resources, and are segregated into nonspendable; restricted; committed; assigned and unassigned amounts. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in net current position. Accordingly, they are said to present a summary of sources and uses of available spendable resources during a period.

**D. Basis of Accounting**

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred, regardless of when the related cash flow takes place. Nonexchange transactions, in which the Authority gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, entitlements, and donations. On the accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental funds are reported using the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. “Measurable” means the amount of the transaction can be determined, and “available” means the amount is collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The Authority considers all revenues reported in governmental funds to be available if the revenues are collected within sixty (60) days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, certain compensated absences and other long-term liabilities which are recognized when the obligations are expected to be liquidated or are funded with expendable available financial resources.

Under the terms of grant agreements, the Authority funds certain programs by a combination of specific cost-reimbursement grants and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted net position available to finance the program. It is the Authority’s policy to first apply cost-reimbursement grant resources to such programs, followed by general revenues. Expenditure driven grants are recognized as revenue when the qualifying expenditures have been incurred and other grant requirements have been met.

Recognition of revenues on funds received in connection with loan programs are recognized when loans are awarded and expenses incurred in excess of current grants and program income. An offsetting deferred inflows of resources is recognized for all loans receivable. Loan repayment revenue is recognized as the loans are repaid.

RUTLAND REDEVELOPMENT AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2024

**E. Use of Estimates**

The presentation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows and inflows of resources and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**F. New Pronouncement – Accounting Changes and Error Corrections**

Effective June 30, 2024, the Authority implemented GASB Statement No. 100, “Accounting Changes and Error Corrections”, an amendment of GASB Statement No. 62. GASB Statement No. 100 identifies accounting changes as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes various transactions or events included in these changes. This Statement established accounting and financial reporting requirements for each type of accounting change and correction of an error in previously issued financial statements. The implementation of this Standard did not have an impact on the financial statements.

**G. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Equity**

**1. Cash**

Cash balances of the Authority’s funds are deposited with and invested by the City Treasurer. The Authority considers all short-term investments of ninety (90) days or less to be cash equivalents.

Excess cash of individual funds are shown as due from other funds and excess withdrawals are shown as due to other funds.

**2. Receivables**

Receivables are shown net of an allowance for uncollectible accounts for the estimated losses that will be incurred in the collection of the receivables. The estimated losses are based on the judgment of management and a review of the current status of existing receivables.

**3. Due from/to Other Funds**

Activity between funds that are representative of lending/borrowing arrangements that are outstanding at the end of the fiscal year are referred to as “advances from/to other funds”. All other outstanding balances between funds are reported as “due from/to other funds.”

**4. Prepaid Expenses/Items**

Certain payments to vendors reflect costs that are applicable to future accounting periods and are recorded as prepaid expenses/items.

Reported prepaid items of governmental funds in the fund financial statements are offset by a nonspendable fund balance as they are not in spendable form.

RUTLAND REDEVELOPMENT AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2024

## **5. Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statements element, “deferred outflows of resources”, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditures) until then. These amounts are deferred and recognized as an outflow of resources in the future periods to which the outflows are related.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, “deferred inflows of resources”, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. These amounts are deferred and recognized as an inflow of resources in the future periods to which the inflows are related or when the amounts become available.

## **6. Fund Equity**

Fund equity is classified based upon any restrictions that have been placed on those balances or any tentative plans management may have made for those balances. Restrictions of net position in the government-wide financial statement represent amounts that cannot be appropriated or are legally restricted for a specific purpose by a grant, contract or other binding agreement. Fund balances of governmental fund financial statements are classified as nonspendable (not in spendable form or legally required to remain intact); restricted (constraints on the use of resources are either externally imposed by creditors, grantors, or donors, or imposed by law through enabling legislation); committed (constraints on the use of resources are imposed by formal action of the Board of Commissioners); assigned (reflecting the Board of Commissioner’s intended use of the resources); and unassigned.

## **II. EXPLANATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUND AND GOVERNMENT-WIDE STATEMENTS**

Governmental fund financial statements are presented using the current financial resources measurement focus and the modified accrual basis of accounting, whereas government-wide financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. These differences in the measurement focus and basis of accounting lead to differences between the governmental fund financial statements and the government-wide financial statements as follows:

Long-term revenue differences arise because governmental funds report revenues only when they are considered “available”, whereas government-wide statements report revenues when they are earned. Long-term expense differences arise because governmental funds report expenditures (including interest) using the modified accrual basis of accounting, whereas government-wide statements report expenses using the accrual basis of accounting.

Loans receivable differences arise because governmental funds report the issuance of loans receivable as expenditures and repayments of loans receivable as revenues, whereas government-wide statements report those transactions as increases and decreases in assets, respectively.



RUTLAND REDEVELOPMENT AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2024

### III. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

#### A. Budgetary Information

The Authority develops an annual budget, approved by the Board of Commissioners, which is used to set the special benefit assessment tax rate. The tax is levied on applicable properties within the special assessment district. The assessment can be no more than twenty percent (20%) of the City property tax levied.

### IV. DETAILED NOTES ON ALL FUNDS

#### A. Cash

The Authority's cash as of June 30, 2024 consisted of the following:

Cash:

|                                      |                  |
|--------------------------------------|------------------|
| Deposits with Financial Institutions | <u>\$207,645</u> |
|--------------------------------------|------------------|

#### Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of failure of the counter-party (e.g. broker-dealer) to a transaction, a government will not be able to recover the value of its investments or collateral securities that are in possession of another party. The Authority does not have any policy to limit the exposure to custodial credit risk. The following table shows the custodial credit risk of the Authority's cash.

|                      | <u>Book<br/>Balance</u> | <u>Bank<br/>Balance</u> |
|----------------------|-------------------------|-------------------------|
| Insured by FDIC/NCUA | <u>\$207,645</u>        | <u>\$207,645</u>        |

#### Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The Authority does not have any policy to limit its exposure to interest rate risk. The Authority has no investments subject to interest rate risk disclosure.

RUTLAND REDEVELOPMENT AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2024

**Credit Risk**

Generally, credit risk that is the risk an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. These organizations look at a number of factors in order to evaluate the risk of an obligation and rate the risk. The rating allows the investor to make informed buying and selling decisions. The Authority does not have any policy to limit the exposure to credit risk. The Authority has no investments subject to credit risk disclosure.

**Concentration of Credit Risk**

Concentration of credit risk is the risk that a large percentage of the Authority's investments are held within one security. The Authority does not have any limitations on the amount that can be invested in any one issuer. The Authority has no investments subject to concentration of credit risk disclosure.

**B. Receivables**

The Authority had \$1,753 of miscellaneous receivables as of June 30, 2024.

**C. Loans Receivable**

The Authority had the following loans receivable as of June 30, 2024:

|  |                 |
|--|-----------------|
| Loans Receivable, Two (2) Business Incentive Loans through the<br>Heritage Family Federal Credit Union, Monthly Principal and<br>Interest Payments Required, Interest Ranging from 4.25% to 5.75%,<br>Various Due Dates, Secured by Business Assets of the Company.<br>This Amount Represents Twenty-five (25%) of the Loans<br>Receivable Allocated to the Authority from the Heritage Family<br>Federal Credit Union | <u>\$15,855</u> |
|--|-----------------|

**D. Deferred Inflows of Resources**

Deferred inflows of resources in the Business Incentive and Assistance Program Fund consists of \$15,855 of loans receivable as these would not be available to liquidate current liabilities.

**E. Fund Balances/Net Position**

GASB Statement No. 34, as amended by GASB Statement No. 54, requires fund balances reported on the governmental fund balance sheet to be classified using a hierarchy based primarily on the extent to which a government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

RUTLAND REDEVELOPMENT AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2024

Governmental fund balances are to be classified as: nonspendable (not in spendable form or legally required to remain intact); restricted (constraints on the use of resources are either externally imposed by creditors, grantors or donors, or imposed by law through enabling legislation); committed (constraints on the use of resources are imposed by formal action of the Board of Commissioners); assigned (reflecting the Board of Commissioner's intended use of the resources); and unassigned.

Special revenue funds are created only to report a revenue source (or sources) that is restricted or committed to a specified purpose, and that the revenue source should constitute a substantial portion of the resources reported in that fund. Special revenue funds cannot be used to accumulate funds that are not restricted or committed. These amounts will have to be reflected in the General Fund.

Amounts constrained to stabilization (rainy-day funds) will be reported as restricted or committed fund balance in the General Fund if they meet the other criteria for those classifications. However, stabilization is regarded as a specified purpose only if the circumstances or conditions that signal the need for stabilization (a) are identified in sufficient detail and (b) are not expected to occur routinely. The Authority does not have any stabilization arrangements.

Some governments create stabilization-like arrangements by establishing formal minimum fund balance policies. The Authority does not have any minimum fund balance policies.

When expenditures are incurred for purposes for which both restricted and unrestricted amounts are available, it is the Authority's policy to first consider restricted amounts to have been spent, followed by committed, assigned, and finally unassigned amounts.

The purpose for each major special revenue fund, including which specific revenues and other resources are authorized to be reported in each, are described in the following section.

The fund balances in the following fund are nonspendable as follows:

Major Funds

General Fund:

|                                  |                 |
|----------------------------------|-----------------|
| Nonspendable Prepaid Items       | \$ <u>1,877</u> |
| Total Nonspendable Fund Balances | \$ <u>1,877</u> |

RUTLAND REDEVELOPMENT AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2024

The fund balances in the following fund are assigned as follows:

Major Funds

General Fund:

|                                   |                      |
|-----------------------------------|----------------------|
| Assigned for Capital Projects     | \$ 45,030            |
| Assigned for Business Development | 49,481               |
| Assigned for Administration       | 26,704               |
| Assigned for Website              | 5,000                |
| Assigned for Rail Gateway Project | 7,331                |
| Assigned for Special Projects     | <u>10,000</u>        |
| <br>Total Assigned Fund Balances  | <br><u>\$143,546</u> |

The unassigned deficit of \$9,155 in the Business Incentive and Assistance Program Fund will be funded with the collection of the loans receivable.

**V. OTHER INFORMATION**

**A. Benefit Plan**

The Authority established an employer-funded retirement plan where the Authority contributes \$2,000 per year, per employee, on a quarterly basis to the employees' Individual Retirement Account (IRA). Total retirement expense for the year ended June 30, 2024 was \$3,667.

**B. Property Taxes**

Property taxes are collected four (4) times per year. During the year ended June 30, 2024, taxes became due and payable on August 31, 2023, November 15, 2023, February 15, 2024 and May 15, 2024. The City of Rutland, Vermont bills and collects its own property taxes and also for the Rutland Redevelopment Authority. The City remits the billings for the Authority's tax assessment at the beginning of the fiscal year. Tax revenues are recognized in the fiscal year for which the taxes are levied. For the fiscal year ended June 30, 2024, the tax rate for the Authority was \$0.5219 per \$100 of assessed valuation.

**C. Risk Management**

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority maintains commercial insurance coverage. Management believes such coverage is sufficient to preclude any significant uninsured losses to the Authority. Settled claims have not exceeded this coverage in any of the past three fiscal years.

RUTLAND REDEVELOPMENT AUTHORITY  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2024

**D. Commitments and Contingencies**

The Authority has a contract with the Downtown Development Corporation to provide marketing and project management to the downtown Rutland area. The amount of this contract for the year ended June 30, 2024 was \$252,000 in monthly payments of \$21,000. Subsequent to year-end, this contract was renewed with the same terms for fiscal year 2025.

The Authority participates in a number of federally assisted and state grant programs that are subject to audits by the grantors or their representatives. Accordingly, compliance with applicable grant requirements will be established at some future date. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time, although the Authority expects such amounts, if any, to be immaterial.

RUTLAND REDEVELOPMENT AUTHORITY  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
BUDGET AND ACTUAL  
GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2024

|  | Original and Final<br>Budget | Actual            | Variance<br>Favorable/<br>(Unfavorable) |
|--|------------------------------|-------------------|---|
| Revenues:                                  |                              |                   |   |
| Property Taxes                             | \$ 280,000                   | \$ 279,994        | \$ (6)                                  |
| Grant Administration Fees                  | 14,500                       | 11,360            | (3,140)                                 |
| Services Contract with the City of Rutland | 218,998                      | 218,998           | 0                                       |
| Interest                                   | 10                           | 141               | 131                                     |
| Total Revenues                             | <u>513,508</u>               | <u>510,493</u>    | <u>(3,015)</u>                          |
| Expenditures:                              |                              |                   |   |
| Salaries                                   | 170,000                      | 155,728           | 14,272                                  |
| Bonuses                                    | 0                            | 5,000             | (5,000)                                 |
| Health/Dental Insurance                    | 20,000                       | 18,746            | 1,254                                   |
| FICA/MEDI                                  | 14,000                       | 12,576            | 1,424                                   |
| Retirement Contribution                    | 4,000                        | 3,667             | 333                                     |
| Worker's Compensation                      | 598                          | 598               | 0                                       |
| Bank Service Fees                          | 94                           | 97                | (3)                                     |
| Payroll Service Fees                       | 1,700                        | 1,829             | (129)                                   |
| Partnership Contract                       | 252,000                      | 252,000           | 0                                       |
| Computer Repairs & Maintenance             | 1,000                        | 0                 | 1,000                                   |
| Liability Insurance                        | 775                          | 775               | 0                                       |
| Directors and Officers Liability Insurance | 1,480                        | 1,489             | (9)                                     |
| Telephone Service                          | 3,200                        | 2,397             | 803                                     |
| Internet & Website Service                 | 5,400                        | 5,367             | 33                                      |
| Postage                                    | 250                          | 217               | 33                                      |
| Training/Professional Development          | 1,000                        | 657               | 343                                     |
| Advertising                                | 500                          | 0                 | 500                                     |
| Advertising - Grants                       | 400                          | 123               | 277                                     |
| Printing Services                          | 100                          | 148               | (48)                                    |
| Dues & Subscriptions                       | 650                          | 1,002             | (352)                                   |
| Travel                                     | 500                          | 151               | 349                                     |
| Office Supplies                            | 1,000                        | 871               | 129                                     |
| Furniture & Fixtures                       | 1,000                        | 224               | 776                                     |
| Miscellaneous Expenses                     | 1,000                        | 557               | 443                                     |
| Professional Services                      | 1,134                        | 1,134             | 0                                       |
| Audit                                      | 5,500                        | 5,500             | 0                                       |
| Strategic Plan Project Expenses            | 0                            | 900               | (900)                                   |
| Total Expenditures                         | <u>487,281</u>               | <u>471,753</u>    | <u>15,528</u>                           |
| Excess of Revenues Over Expenditures       | \$ <u>26,227</u>             | 38,740            | \$ <u>12,513</u>                        |
| Fund Balance - July 1, 2023                |                              | <u>110,821</u>    |   |
| Fund Balance - June 30, 2024               |                              | <u>\$ 149,561</u> |   |

See Disclaimer in Accompanying Independent Auditor's Report.

# Sullivan, Powers & Co., P.C.

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## Independent Auditor's 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"

Board of Commissioners  
Rutland Redevelopment Authority  
1 Strong's Avenue  
Rutland, Vermont 05701

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 governmental activities and each major fund of the Rutland Redevelopment Authority, a component unit of the City of Rutland, Vermont, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Rutland Redevelopment Authority's basic financial statements, and have issued our report thereon dated March 27, 2025.

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

In planning and performing our audit of the financial statements, we considered the Rutland Redevelopment Authority's 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 Rutland Redevelopment Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Rutland Redevelopment Authority's 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 were not identified.

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

As part of obtaining reasonable assurance about whether the Rutland Redevelopment Authority's 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 entity's 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.

*Sullivan, Powers & Co.*

March 27, 2025  
Montpelier, Vermont  
VT Lic. #92-000180