

**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA  
BEULAH, NORTH DAKOTA**

AUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2022

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## INDEPENDENT AUDITOR'S REPORT

To the Airport Commission  
Airport Authority  
Beulah, North Dakota

### Report on the Audit of the Financial Statements

#### *Opinion*

We have audited the accompanying modified cash basis financial statements of the Airport Authority, a component of the City of Beulah, North Dakota, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Airport 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 financial position of the Airport Authority as of December 31, 2022, and the respective changes in financial position, and cash flows thereof for the year then ended in accordance with the modified cash basis of accounting described in Note 2.

#### *Basis for Opinion*

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 Airport 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 opinion.

#### *Emphasis of Matters*

As discussed in Note 2 to the financial statements, the Airport Authority changed its method of accounting for leases in 2022 due to the adoption of GASB Statement No. 87, *Leases*. Our opinion is not modified with respect to this matter.

### ***Basis of Accounting***

We draw attention to Note 2 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. 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 the modified cash basis of accounting described in Note 2, 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.

### ***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 opinion. 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 judgment 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 judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Airport 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 judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Airport 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.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated May 9, 2023, on our consideration of the Airport 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 Airport 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 Airport Authority's internal controls over financial reporting and compliance.



**BRADY, MARTZ & ASSOCIATES, P.C.  
BISMARCK, NORTH DAKOTA**

May 9, 2023

**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA**  
STATEMENT OF NET POSITION – MODIFIED CASH BASIS  
DECEMBER 31, 2022

**ASSETS**

Current assets:

Cash and cash equivalents	\$	213,300
Interest receivable		175
Lease receivable - current portion		806
Total current assets		214,281

Non-current assets:

Lease receivable - noncurrent portion		12,403
Capital assets, net of accumulated depreciation		426,458
Total non-current assets		438,861

Total assets		653,142
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**DEFERRED INFLOWS**

Leases		13,221
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**NET POSITION**

Net investment in capital assets		426,458
Unrestricted		213,463
Total net position	\$	639,921

See Notes to the Financial Statements

**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA**  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – MODIFIED  
CASH BASIS  
FOR THE YEAR ENDED DECEMBER 31, 2022

Operating revenues:	
Charges for services	\$ 68,938
Lease revenue	966
Lease interest revenue	<u>247</u>
Total operating revenues	<u>70,151</u>
Operating expenses:	
Fuel	76,403
Repairs and maintenance	22,224
Insurance	1,751
Public relations	520
Depreciation	46,702
Utilities	3,406
Supplies and miscellaneous	<u>4,389</u>
Total operating expenses	<u>155,395</u>
Operating income (loss)	<u>(85,244)</u>
Nonoperating revenues (expenses)	
Property taxes	38,020
State aid distribution	19,293
Investment earnings	96
Miscellaneous	<u>1,618</u>
Total nonoperating revenues (expenses)	<u>59,027</u>
Change in net position	(26,217)
Net position - beginning	<u>666,138</u>
Net position - ending	<u>\$ 639,921</u>

See Notes to the Financial Statements

**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA**  
STATEMENT OF CASH FLOWS – MODIFIED CASH BASIS  
FOR THE YEAR ENDED DECEMBER 31, 2022

Cash flows from operating activities:	
Receipts from customers	\$ 69,988
Payments to suppliers	<u>(108,693)</u>
Net cash provided (used) by operating activities	<u>(38,705)</u>
Cash flows from investing activities	
Interest receipts	<u>96</u>
Net cash provided (used) by investing activities	<u>96</u>
Cash flows from noncapital and related financing activities:	
Taxes	38,020
Intergovernmental	19,293
Miscellaneous receipts	<u>1,618</u>
Net cash provided (used) by noncapital and related financing activities	<u>58,931</u>
Net change in cash and cash equivalents	<u>20,322</u>
Cash and cash equivalents - January 1	<u>192,978</u>
Cash and cash equivalents - December 31	<u><u>\$ 213,300</u></u>
Reconciliation of operating income to net cash provided (used) by operating activities:	
Operating income	\$ (85,244)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation	46,702
Effects on operating cash flows due to changes in:	
Receivables	<u>(163)</u>
Net cash provided (used) by operating activities	<u><u>\$ (38,705)</u></u>

See Notes to the Financial Statements



**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA**  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

**NOTE 1 DESCRIPTION OF THE AIRPORT AUTHORITY (COMPONENT UNIT)**

**Reporting Entity**

The City of Beulah operates under a city council form of government. The Airport Commission is appointed by the City Council. The Airport Authority is accounted for as a special purpose government engaged in a business-type activity.

As discussed in Note 2, these financial statements are presented on a modified cash basis of accounting. This modified basis of accounting differs from accounting principles generally accepted in the United States of America (U.S. GAAP). Generally accepted accounting principles include all relevant Governmental Accounting Standards Board (GASB) pronouncements. The Airport Authority's significant accounting policies are as described below in Note 2.

Component units are legally separate organizations for which a government is financially accountable. The Airport Authority is included as a component unit in a separate report of the City of Beulah (the primary government) because of the significance of the operational and financial relationship with the City.

The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. The criteria includes appointing a voting majority of an organization's governing body and (1) the ability of the government to impose its will on that organization or (2) the potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the government. Component units may also include organizations that are fiscally dependent on the government.

The members of the governing board of the Airport Authority are appointed by the City Council. Although the City does not have the authority to approve or modify the Airport Authority's operational and capital budgets, the tax rates established by the Airport Authority and bonded debt must be approved by the City Council. Complete financial statements of the primary government can be obtained from the City of Beulah auditor.

Based on the above criteria, the Airport Authority has no component units included in its report.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Measurement Focus and Basis of Accounting**

The Airport Authority reports as a business-type activity, as defined by the Governmental Accounting Standards Board (GASB). Business-type activities are those that are financed in whole or in part by fees charged to external parties for goods or services.

The Airport Authority's activities are accounted for similar to those often found in the private sector using the flow of economic resources measurement focus of accounting, within the limitations of the modified cash basis of accounting. All assets, liabilities, deferred inflows, net position, revenues and expenses are accounted for through a single enterprise fund with revenues recorded when received and expenses recorded when incurred within the limitations of the modified cash basis of accounting.

**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA**  
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
DECEMBER 31, 2022

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Revenues from rents and money from fuel sales are reported as non-operating revenues. Capital, grants, financing or investing related transactions are reported as non-operating revenues. All expenses related to operating the Airport Authority are reported as operating expenses. Interest expense and financing costs are reported as non-operating.

The accompanying financial statements have been prepared on the modified cash basis of accounting. This basis recognizes assets, liabilities, deferred inflows, net position, revenues, and expenses when they result from cash transactions with a provision for depreciation. This basis is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

As a result of the use of this modified cash basis of accounting, certain assets and their related revenues (such as accounts receivable and revenue for billed or provided services not yet collected) deferred outflows, certain liabilities and their related expenses (such as accounts payable and expenses for goods or services received but not yet paid, and accrued expenses and liabilities), and deferred inflows are not recorded in these financial statements.

### **Budgets and Budgetary Accounting**

The Airport Authority's annual budgeting process is a financial planning tool used to establish the estimated revenues and expenditures. The annual budget is developed after reviewing revenue forecasts, the impact of funding increases on rental and fuel rates and charges, prior year actual, or current program levels, new operating requirements, and the overall economic climate of the region and industry. The budget to actual results are reviewed periodically throughout the year to ensure compliance with the provisions of the Airport Authority's annual budget, which is approved by the Board.

In keeping with the requirements of a proprietary fund, budget comparisons have not been included in this report.

### **Cash and Cash Equivalents**

The Airport Authority considers all highly liquid investments purchased with a maturity of three months or less to be cash equivalents, except for certificates of deposit, which are considered cash equivalents regardless of their term since there is no loss of principal for early withdrawal. Cash equivalents consist of certificates of deposit and are stated in the financial statements at cost, which approximates fair value.

### **Capital Assets**

The Airport Authority's modified cash basis of accounting reports capital assets resulting from cash transactions and reports depreciation where appropriate.

**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA**  
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
DECEMBER 31, 2022

Capital assets arising from cash transactions are accounted for as assets in the Statements of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual is unavailable. Donated capital assets are recorded at acquisition value at the date of donation.

Depreciation of all exhaustible capital assets arising from cash transactions is recorded as an allocated expense in the Statements of Revenues, Expenses and Changes in Net Position, with accumulated depreciation reflected in the Statements of Net Position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. A capitalization threshold of \$5,000 is used to report capital assets. The range of estimated useful lives by type of asset is as follows:

Asset	Estimated life
Buildings	39 years
Infrastructure	5 – 30 years
Equipment	5 years

**Leases – Lessor**

The Authority is a lessor for a noncancellable lease of a land. The Authority recognizes a lease receivable and a deferred inflow of resources in the financial statements.

At the commencement of a lease, the Authority initially measures the lease receivable at the present value of payments expected to be received during the lease term.

Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Authority determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The Authority uses its estimated incremental borrowing rate as the discount rate for leases. The Authority has made an accounting policy election to use a risk free rate based on US Treasury T-bill rate as of the lease commencement.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The Authority monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA**  
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
DECEMBER 31, 2022

**Change in Accounting Principles**

The Authority implemented GASB Statement No. 87, *Leases* in the fiscal year ended December 31, 2022. GASB Statement No. 87 establishes a single model for lease accounting based on the foundation principle that leases are financings of the right to use an underlying asset.

The adoption of GASB 87 resulted in the recognition of a lease receivable and deferred revenue of \$14,187 as of January 1, 2022. Results for periods prior to December 31, 2021 continue to be reported in accordance with the Authority's historical accounting treatment. See note 5 for expanded disclosures regarding the Authority's leases.

**Net Position**

Net position is displayed in two components:

- 1) Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- 2) Unrestricted net position - All other net position that does not meet the definition of net investment in capital assets or restricted net position.

It is the Airport Authority's policy to first use restricted net position prior to the use of unrestricted net position when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

**Use of Estimates**

The preparation of financial statements in conformity with the modified cash basis of accounting used by the Airport Authority requires management to make estimates and assumptions that affect certain reported amounts and disclosures (such as estimated useful lives in determining depreciation expense); accordingly, actual results could differ from those estimates.

**Revenue Recognition**

Fuel sales are recognized when received in accordance with the modified cash basis of accounting. Revenues from rents are recognized when earned according to rental agreements in accordance with full accrual accounting.

**Property Taxes**

All real estate is assessed as of the current value in April of each year. Property taxes are attached as an enforceable lien on the real estate and become due on January 1 of the year following the assessment date.

A 5% reduction of the taxes is allowed if the taxes are paid in full by February 15. Penalty and interest are added on March 1 if the first half of the taxes is not paid. Additional penalty and interest are added on a quarterly basis to those taxes that are not paid.

**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA**  
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
DECEMBER 31, 2022

Taxes are collected by the county, remitted monthly to the City, and distributed to the Airport Authority.

**NOTE 3 DEPOSITS**

In accordance with North Dakota statutes, the Airport Authority maintains deposits at depository banks designated by the governing board. All depositories are members of the Federal Reserve System.

Deposits must either be deposited with the Bank of North Dakota or in other financial institutions situated and doing business within the state. Deposits other than with the Bank of North Dakota must be fully insured or bonded. In lieu of a bond, a financial institution may provide a pledge of securities equal to 110% of the deposits not covered by insurance or bonds.

Credit Risk

The Airport Authority may invest idle funds as authorized by North Dakota statutes, as follows:

- (a) Bonds, treasury bills and notes, or other securities that are a direct obligation insured or guaranteed by, the treasury of the United States, or its agencies, instrumentalities, or organizations created by an act of Congress
- (b) Securities sold under agreement to repurchase written by a financial institution in which the underlying securities for the agreement to repurchase are the type above
- (c) Certificates of deposits fully insured by the federal deposit insurance corporation
- (d) Obligations of the state
- (e) Commercial paper issued by a United States corporation rated in the highest quality category by at least two nationally recognized rating agencies and matures in two hundred seventy days or less.

As of December 31, 2022, the Airport Authority had investments in certificates of deposits as authorized by statutes. These amounts are classified as cash and cash equivalents on the financial statements in accordance with the Airport Authority's policy.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event a financial institution fails, a government is unable to recover the value of its deposits, investments, or collateralized securities in the possession of the institution.

The Airport Authority maintains cash on deposit at various financial institutions. The amounts on deposit were insured by the FDIC up to \$250,000. At December 31, 2022, none of the Airport Authority's deposits were exposed to custodial credit risk, as all deposits were covered by FDIC coverage.

**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA**  
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
DECEMBER 31, 2022

**NOTE 4 CAPITAL ASSETS**

Capital asset activity for the year ended December 31, 2022 was as follows:

	Balance 1/1/22	Additions	Deletions	Balance 12/31/22
Capital assets being depreciated				
Buildings	\$ 56,795	\$ -	\$ -	\$ 56,795
Equipment	89,099	-	-	89,099
Infrastructure	1,138,289	-	-	1,138,289
Total capital assets being depreciated	<u>1,284,183</u>	<u>-</u>	<u>-</u>	<u>1,284,183</u>
Less accumulated depreciation:				
Buildings	10,663	1,507	-	12,170
Equipment	77,823	10,094	-	87,917
Infrastructure	722,537	35,101	-	757,638
Total accumulated depreciation	<u>811,023</u>	<u>46,702</u>	<u>-</u>	<u>857,725</u>
Total capital assets being depreciated, net	<u>\$ 473,160</u>	<u>\$ (46,702)</u>	<u>\$ -</u>	<u>\$ 426,458</u>

**NOTE 5 LEASES - LESSOR**

The Authority leases land to four individuals. The terms of the leases range from a period of 9 – 42 years, beginning January 1, 2022. Annual rent payments ranging from \$100 - \$600 and are due at various times in the year.

Following is the total lease-related revenue for the year ended December 31, 2022.

Lease Revenue	
Land	<u>\$ 966</u>
Total Lease Revenue	966
Interest Revenue	<u>247</u>
Total	<u>\$ 1,213</u>

**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA**  
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
DECEMBER 31, 2022

Following is a schedule by years of future minimum rental receipts required under the lease:

For the Year Ending December 31,	Principal	Interest	Total Receipts
2023	\$ 806	\$ 244	\$ 1,050
2024	820	230	1,050
2025	834	216	1,050
2026	849	201	1,050
2027	863	187	1,050
2028 - 2032	3,946	704	4,650
2033 - 2037	1,186	464	1,650
2038 - 2042	1,149	351	1,500
2043 - 2047	859	241	1,100
2048 - 2052	841	159	1,000
2053 - 2057	409	91	500
2058 - 2062	452	48	500
2063 - 2067	194	6	200
Total	<u>\$ 13,208</u>	<u>\$ 3,142</u>	<u>\$ 16,350</u>

**NOTE 6 CONCENTRATIONS OF CREDIT RISK**

The Airport Authority collects taxes, rents, and money from fuel sales from constituents located within the city limits or the immediate area.

**NOTE 7 RELATED PARTY TRANSACTIONS**

The Airport Authority purchases a portion of its services and supplies from various entities that are controlled by the City Council members. It was not reasonably possible to determine the dollar amount of these transactions for the year ended December 31, 2022.

**NOTE 8 RISK MANAGEMENT**

The Airport Authority is exposed to various risks of loss related torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. In 1986, the state agencies and political subdivisions of the State of North Dakota joined together to form the North Dakota Insurance Reserve Fund (NDIRF), a public entity risk pool currently operating as a common risk management and insurance program for the state and over 2,000 political subdivisions. The Airport Authority is covered under the City of Beulah NDIRF insurance policies. The City pays an annual premium to NDIRF for its general liability, auto, and inland marine insurance coverage. The coverage by NDIRF is limited to losses of \$2,000,000 per occurrence.

The City also participates in the State Bonding Fund, which includes coverage of the Airport Authority. The State Bonding Fund currently provides the City with blanket fidelity bond coverage in the amount of \$2,000,000 for its employees. The State Bonding Fund does not currently charge any premium for this coverage.

**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA**  
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
DECEMBER 31, 2022

The Airport Authority purchases commercial insurance for products – completed operations liability, general liability, fire damage and premises medical payments coverage associated with the Airport.

Settled claims resulting from these risks have not exceeded insurance coverage in any of the past three years.

**NOTE 9 NEW ACCOUNTING PRONOUNCEMENTS**

GASB Statement No. 96, Subscription-Based Information Arrangements provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs). A SBITA is defined as a contract that conveys control of the right to use another party's (a SBITA vendor's) information technology (IT) software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction. Under this Statement, a government generally should recognize a right-to use subscription asset—an intangible asset—and a corresponding subscription liability. The requirements of this Statement will improve financial reporting by establishing a definition for SBITAs and providing uniform guidance for accounting and financial reporting for transactions that meet that definition. The requirements of this Statement are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. Earlier application is encouraged.

GASB Statement No. 99, *Omnibus 2022*, provides guidance on the following accounting matters:

- Classification and reporting of derivative instruments within the scope of Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*, that do not meet the definition of either an investment derivative instrument or a hedging derivative instrument.
- Clarification of provisions in Statement No. 87, *Leases*, as amended, related to the determination of the lease term, classification of a lease as a short-term lease, recognition and measurement of a lease liability and a lease asset, and identification of lease incentives.
- Clarification of provisions in Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, related to (a) the determination of the public-private and public-public partnership (PPP) term and (b) recognition and measurement of installment payments and the transfer of the underlying PPP asset.
- Clarification of provisions in Statement No. 96, *Subscription-Based Information Technology Arrangements*, related to the subscription-based information technology arrangement (SBITA) term, classification of a SBITA as a short-term SBITA, and recognition and measurement of a subscription liability.



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NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
DECEMBER 31, 2022

- Extension of the period during which the London Interbank Offered Rate (LIBOR) is considered an appropriate benchmark interest rate for the qualitative evaluation of the effectiveness of an interest rate swap that hedges the interest rate risk of taxable debt.
- Accounting for the distribution of benefits as part of the Supplemental Nutrition Assistance Program (SNAP).
- Disclosures related to nonmonetary transactions.
- Pledges of future revenues when resources are not received by the pledging government.
- Clarification of provisions in Statement No. 34, *Basic Financial Statements— and Management’s Discussion and Analysis—for State and Local Governments*, as amended, related to the focus of the government-wide financial statement.
- Terminology updates related to certain provisions of Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*.
- Terminology used in Statement 53 to refer to resource flows statements.

The requirements of this statement are effective as follows:

- The requirements related to extension of the use of LIBOR, accounting for SNAP distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement 34, as amended, and terminology updates related to Statement 53 and Statement 63 are effective upon issuance.
- The requirements related to leases, PPPs, and SBITAs are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter.
- The requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter.

GASB Statement No. 100, *Accounting Changes and Error Corrections – An Amendment of GASB Statement No. 62*, provides guidance on accounting and financial reporting requirements for accounting changes and error corrections. Statement requires that (a) changes in accounting principles and error corrections be reported retroactively by restating prior periods, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period. The requirements of this Statement for changes in accounting principles apply to the implementation of a new pronouncement in absence of specific transition provisions in the new pronouncement. This Statement also requires that the aggregate amount of adjustments to and restatements of

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OF THE CITY OF BEULAH, NORTH DAKOTA**  
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED  
DECEMBER 31, 2022

beginning net position, fund balance, or fund net position, as applicable, be displayed by reporting unit in the financial statements.

This Statement requires disclosure in notes to financial statements of descriptive information about accounting changes and error corrections, such as their nature. In addition, information about the quantitative effects on beginning balances of each accounting change and error correction should be disclosed by reporting unit in a tabular format to reconcile beginning balances as previously reported to beginning balances as restated. The requirements of this Statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter. Earlier application is encouraged.

Management has not yet determined what effect these statements will have on the Airport Authority's financial statements.

**NOTE 10 SUBSEQUENT EVENTS**

No significant events occurred subsequent to the Airport Authority's year end. Subsequent events have been evaluated through May 9, 2023, which is the date these financial statements were available to be issued.

**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**

To the Airport Commission  
Airport Authority  
Beulah, North Dakota

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Airport Authority, a component unit of the City of Beulah, North Dakota, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Airport Authority's basic financial statements and have issued our report thereon dated May 9, 2023.

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

In planning and performing our audit of the financial statements, we considered the Airport 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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Airport Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Airport 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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and responses as items 2022-001 and 2022-002 that we consider to be material weaknesses.

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

As part of obtaining reasonable assurance about whether the Airport 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*.

## **Airport Authority's Responses to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the Airport Authority's responses to the findings identified in our audit and described in the accompanying schedule of findings and responses. The Airport Authority's responses were not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

## **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 Airport Authority'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 Airport Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



**BRADY, MARTZ & ASSOCIATES, P.C.  
BISMARCK, NORTH DAKOTA**

May 9, 2023

**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA  
SCHEDULE OF FINDINGS AND RESPONSES  
FOR THE YEAR ENDED DECEMBER 31, 2022**

**2022-001: Preparation of Financial Statements – Material Weakness**

Criteria

An appropriate system of internal control requires the Authority to prepare financial statements in compliance with modified cash basis in the United States of America.

Condition

The Authority's personnel prepare periodic financial information for internal use that meets the needs of management and the board. However, the Authority currently does not prepare financial statements, including accompanying note disclosures, as required by the modified cash basis of accounting. The Authority has elected to have the auditors assist in the preparation of the financial statements and notes.

Cause

The Authority elected to not allocate resources for the preparation of the financial statements.

Effect

There is an increased risk of material misstatement to the Authority's financial statements.

Recommendation

We recommend the Authority consider the additional risk of having the auditors assist in the preparation of the financial statements and note disclosures and consider preparing them in the future. As a compensation control the entity should establish an internal control policy to document the annual review of the financial statements and schedules and to review a financial statement disclosure checklist.

Views of Responsible Officials and Planned Corrective Action

Due to the small size of the Authority, it is currently not cost effective for the Authority to obtain this level of training necessary to completely eliminate this internal control finding. The Authority will review training options and determine what level of training can be obtained on a cost effective basis.

**AIRPORT AUTHORITY, A COMPONENT UNIT  
OF THE CITY OF BEULAH, NORTH DAKOTA**  
SCHEDULE OF FINDINGS AND RESPONSES - CONTINUED  
FOR THE YEAR ENDED DECEMBER 31, 2022

**2022-002: Proposition of Journal Entries – Material Weakness**

Criteria

The Authority is required to maintain internal controls at a level where support for general ledger accounts can be developed and a determination can be made that the general ledger accounts are properly reflected in accordance with the modified cash basis of accounting.

Condition

During our audit, material adjustments were proposed in order to properly reflect the financial statements in accordance with the modified cash basis of accounting.

Cause

The Authority did not record capital assets and related depreciation to their books and recorded the purchase of a CD as an expense, rather than as a cash account. In addition, the Authority did not record entries to be in accordance GASB Standard 87, *Leases*.

Effect

Capital assets, cash, and lease receivables were materially misstated prior to adjustment proposed by the Authority's auditors.

Recommendation

The Authority will need to record capital assets and related depreciation to their books and should record any CD purchases as new cash accounts.

Views of Responsible Officials and Planned Corrective Action

Due to the small size of the Authority, it is currently not cost effective for the Authority to obtain this level of training necessary to completely eliminate this internal control finding. The Authority will review training options and determine what level of training can be obtained on a cost effective basis.