

2020

Community Redevelopment Agency

City of Alachua, Florida

Financial Statements
and Independent Auditor's Report

September 30, 2020

**FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR’S REPORT
COMMUNITY REDEVELOPMENT AGENCY**

CITY OF ALACHUA, FLORIDA

SEPTEMBER 30, 2020

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INDEPENDENT AUDITOR'S REPORT

To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the major fund of the Community Redevelopment Agency (the CRA) a component unit of the City of Alachua, Florida (the City), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Agency's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

INDEPENDENT AUDITOR'S REPORT

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the CRA, as of September 30, 2020, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 9, 2021, on our consideration of the CRA'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 CRA'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 CRA's internal control over financial reporting and compliance.



March 9, 2021
Gainesville, Florida

CITY OF ALACHUA, FLORIDA

ORGANIZATION CHART

CRA Board

Gib Coerper - Chair
Robert Wilford - Vice Chair
Shirley Green Brown - Member
Gary Hardacre - Member
Dayna Miller - Member
Adam Boukari - Executive Director

CRA Advisory Board

Rudy Rothsieden - Chair
Kelly Harris - Vice Chair
Bryan Boukari - Member
Marvin Bingham, Jr. - Member
Rick Robertson - Member

MANAGEMENT'S DISCUSSION AND ANALYSIS

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF ALACHUA, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

The Management's Discussion and Analysis (MD&A) of the City of Alachua Community Redevelopment Agency (CRA) is intended to provide an overview of the CRA's financial position and results of operations for the fiscal year ended September 30, 2020.

Since the MD&A is designed to focus on the current year's activities, resulting changes, and currently known facts, it should be read in conjunction with the CRA's financial statements (beginning on page 11) including the accompanying notes, to enhance the understanding of the CRA's financial performance. Please note the CRA provides prior year comparative financial information as required by Governmental Accounting Standards Board (GASB) Statement No. 34.

Financial Highlights

- At September 30, 2020 the CRA had a restricted fund balance of \$643,341 resulting from unspent tax increment financing revenues and an additional non-spendable balance of \$8,220.
- The current year net increase of \$98,018 in the CRA fund balance was the result of increased property values within the CRA district.

Overview of the Financial Statements

This MD&A is intended to serve as an introduction to the CRA's basic financial statements. The CRA's basic financial statements consist of the following components: (1) government-wide financial statements, (2) fund financial statements, (3) notes to the financial statements, and (4) required supplementary information. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

- The CRA's total net position increased by \$178,069 over the prior reported period. Increased net position was achieved, primarily, as a result of planned expenditures related to events, marketing and projects that did not occur due to the COVID pandemic.
- The CRA's total long-term debt (due in more than one year) decreased by \$91,394 during the current fiscal year. This decrease is due to the normal payment of principal and interest during 2020.
- Total net position (\$1.69 million) is comprised of the following:
 1. The \$1.03 million net investment in capital assets includes property and equipment, net of accumulated depreciation, and reduced for outstanding debt related to the purchase or construction of those capital assets.
 2. \$651 thousand of net position is restricted by constraints imposed from outside of the City such as debt covenants, grantors, laws, or regulations, or by enabling legislation.
 3. \$8.2 thousand of unspendable balance.

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF ALACHUA, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

Government-Wide financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the CRA's finances, in a manner similar to a private sector business, and consist of the following two statements:

- The *statement of net position* presents information on all of the CRA's assets, liabilities, deferred outflows of resources, and deferred inflows of resources, with the difference between these elements reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the CRA is strengthening or weakening.
- The *statement of activities* presents information showing how the CRA's net position changed during the most recent fiscal year, focusing on both the gross and net costs that are supported by the CRA's general tax increment funding and other revenues, primarily ones intended to recover all or a significant portion of their cost through user fees and charges.

Both of these financial statements distinguish functions of the CRA and are principally supported by tax increment funding that is based on property valuation. The governmental activities of the CRA are intended to rehabilitate, conserve, and redevelop areas within the geographical boundaries of the district. The government-wide financial statements can be found on pages 11-12 of this report.

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. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Funds can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds. The CRA only reports as a governmental fund.

- As of September 30, 2020, the CRA's governmental fund reported an ending fund balance of \$651,561, an increase of \$98,018, in comparison with the prior fiscal year. This was the result of planned expenditures related to events, marketing and projects that did not occur due to the COVID pandemic.
- The governmental fund revenues were \$472,315 or \$5,277 less than the previous fiscal year. The revenues decreased due to low interest rates and reduced event income as a result of the COVID pandemic.

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 near-term inflows and outflows of *spendable resources*, as well as on balances of *spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Because of the different measurement focus (current financial resources versus total economic

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF ALACHUA, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

resources), a reconciliation of the governmental fund Balance Sheet to the government-wide Statement of Net Position and a reconciliation of the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances to the government-wide Statement of Activities is provided (see pages 14 and 16) to facilitate the comparison between governmental funds and governmental activities. The flow of current financial resources will reflect bond proceeds and inter-fund transfers as other financial sources as well as capital expenditures and bond principal payments as expenditures. The reconciliation will eliminate these transactions and incorporate the capital assets and long-term obligations (bonds and others) into the Governmental Activities column (in the Government-wide statements).

The CRA reports one (1) individual governmental fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the CRA general fund.

The CRA adopts an annual budget for its general fund. Budgetary comparison schedules have been provided as required supplementary information to demonstrate budgetary compliance. The basic governmental fund statements can be found on pages 13-16 of this report.

Notes to the 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. The notes to the financial statements can be found on pages 17-21 of this report.

Other Information

The combining statements referred to earlier, present a more detailed view of the non-major governmental funds. Also included are budgetary comparison schedules for the debt service, special revenue, and capital project funds. The combining statements and budgetary comparisons can be found on page 22 of this report.

Government-Wide Financial Analysis

Net position may serve over time as a useful indicator of a government's financial position. In the case of the CRA, assets exceeded liabilities by \$657,176 at the close of the fiscal year ended September 30, 2020.

The majority of the CRA's net position, \$651,561, represents resources that are subject to external restriction on how they may be used.

The largest portion of the CRA's net position (\$1,038,689 or 61.45%) reflects its investment in capital assets (e.g., land, infrastructure, buildings and equipment), less any related outstanding debt used to acquire those assets. The CRA uses these capital assets to provide services within the district; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF ALACHUA, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

Reported below is a condensed Statement of Net Position to demonstrate the changes from year to year. For more detailed information, see the Statement of Net Position on page 11.

**Community Redevelopment Agency
of the City of Alachua
Statement of Net Position
As of September 30, 2020 and 2019**

	Governmental Activities		Total % Change
	2020	2019	2019-2020
Current Assets & Other Assets	\$ 657,176	640,320	2.63%
Capital Assets	1,325,290	1,336,633	-0.85%
Total Assets	\$ 1,982,466	1,976,953	0.28%
Long-term liabilities outstanding	\$ 286,601	377,995	-24.18%
Other liabilities	5,615	86,777	-93.53%
Total Liabilities	\$ 292,216	464,772	-37.13%
Net Position			
Net Investment in Capital Assets	\$ 1,038,689	958,638	8.35%
Restricted	651,561	553,543	17.71%
Total Net Position	\$ 1,690,250	1,512,181	15.49%

Normal Impacts

There are six (6) basic (normal) transactions that will affect the comparability of the Statement of Net Position summary presentation.

- Net Results of Activities: will impact (increase/decrease) current assets and liabilities, and unrestricted net position.
- Borrowing of Capital: will increase current assets and long-term debt.
- Spending Borrowed Proceeds on New Capital: will reduce current assets and increase capital assets with a secondary impact being that an increase in invested capital assets, and an increase in related net debt will not change the net investment in capital assets.
- Spending of Non-Borrowed Current Assets on New Capital: will reduce current assets, increase capital assets, reduce unrestricted net position, and increase net investment in capital assets.
- Principal Payment on Debt: will reduce current assets and reduce long-term debt, reduce unrestricted net position, and increase net investment in capital assets.
- Reduction of Capital Assets through Depreciation: will reduce net investment in capital assets.

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF ALACHUA, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

**Community Redevelopment Agency
of the City of Alachua
Changes in Net Position
For the Years Ended September 30, 2020 and 2019**

	Governmental Activities		Totals % change
	2020	2019	2019-2020
<u>Revenues:</u>			
General Revenues:			
Intergovernmental	466,184	459,275	1.50%
Other	6,131	18,317	-66.53%
Total Revenues	\$ 472,315	477,592	-1.10%
<u>Expenses:</u>			
Economic Environment	\$ 286,359	352,663	-18.80%
Interest on long-term debt	7,887	9,883	-20.20%
Total Expenses	\$ 294,246	362,546	-18.84%
Increase (decrease) in net position	\$ 178,069	115,046	54.78%
Net position - beginning	1,512,181	1,397,135	8.23%
Net position - ending	\$ 1,690,250	1,512,181	11.78%

Government-Wide Net Position

The CRA's total net position at the end of fiscal year 2020 improved by \$178,069 resulting from planned expenditures related to events, marketing and projects that did not occur due to the COVID pandemic.

Governmental Activities

Likewise, the CRA's net position within governmental activities was improved by \$178,069 during fiscal year 2020 for the same reason as above.

Major changes in revenues were caused by the following:

- For fiscal year ending September 30, 2020, other revenue decreased by \$5,277 as a result of much lower interest rates and event related revenues.

Major changes in expenses were caused by the following:

- Expenses for governmental activities experienced a decrease of \$68,300. This decrease was the result of planned expenditures related to events, marketing and projects that did not occur due to the COVID pandemic.

Fund Financial Analysis

The CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF ALACHUA, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

Governmental Funds

The primary purpose of the CRA's *governmental fund* is to provide information on near-term inflows, outflows, and balances of *spendable resources*. Such information is useful in assessing the CRA's financing requirements. In particular, *assigned and unassigned fund balance* may serve as a useful measure of a government's net resources, available for spending, at the end of the fiscal year.

As of the end of fiscal year 2020, the CRA's governmental fund reported an ending fund balance of \$651,561, an increase of \$98,018 in comparison with the prior year.

CRA Budgetary Highlights with Variances

The CRA Budget was \$737,050 for the entirety of fiscal year 2020. No budget amendments were necessitated.

General Fund Actual Results Highlights with Variances

At September 30, 2020, the CRA's General Fund experienced a negative variance between its final operating revenue budget and actual operating revenue in the amount of \$5,339. This was mainly due to the impact of COVID-19 on rental and interest income. The CRA's General Fund experienced a positive variance between its final operating expenditure budget and actual operating expenditures in the amount of \$362,755. This was primarily due to unspent operating and capital expense for events, signage and other unfinished projects.

Capital Asset and Debt Administration

The CRA's capital assets for its governmental and business-type activities as of September 30, 2020, totaled \$1.33 million (net of accumulated depreciation), and includes land, buildings, improvements other than buildings, equipment, infrastructure, and construction in progress.

**Community Redevelopment Agency
of the City of Alachua
Capital Assets
(in thousands)**

	Governmental Activities		Total % Change
	2020	2019	2019-2020
Land	\$ 108,981	108,981	0.0%
Buildings	40,658	40,658	0.0%
Improvements other than buildings	1,427,470	1,427,470	0.0%
Infrastructure	-	-	0.0%
Furniture, fixtures, and equipment	5,958	3,602	65.4%
Construction in progress	73,707	34,864	111.4%
Less: accumulated depreciation	(331,484)	(278,942)	18.8%
Total Assets	\$ 1,325,290	1,336,633	-0.8%

The CRA continues to focus on expanding the economic growth of the district by and maintaining its current infrastructure capabilities.

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF ALACHUA, FLORIDA
MANAGEMENT’S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

Major capital asset events during the current fiscal year included the design, along with acquisition of land rights, for a parking lot in the downtown area of the district.

Additional information on the CRA’s capital assets can be found in Note 3 starting on page 20 of this report.

Long-Term Debt

At the end of fiscal year 2020, the CRA had total long-term debt outstanding of \$286,601. The CRA’s debt represents one note (1) which is secured by tax increment revenue.

The CRA’s outstanding principal debt decreased \$91,394 during fiscal year 2020. Debt activity included normal principal/interest payments related to the Redevelopment Revenue Note, Series 2013.

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF ALACHUA
OUTSTANDING DEBT**

	Governmental Activities		Total % Change
	2020	2019	2019-2020
Revenue Notes	286,601	377,995	-24.2%
Total Debt	\$ 286,601	377,995	-24.2%

Additional information on the City’s debt can be found in Note 5 starting on page 21 of this report.

Economic Factors and Next Year’s Budgets and Rates

- The unemployment rate for the Gainesville MSA at September 30, 2020, was 4.3%, which includes the City of Alachua. This is a 72% increase from the previous fiscal year’s rate of 2.5%.
- The final certified incremental value of property within the CRA increased to \$37.3 million, representing an increase of 4% from the prior year value of \$35.9 million.
- The City of Alachua millage rate was 5.3900 mills and Alachua County levied 7.8935 mills.
- During the current fiscal year, tax increment revenues totaled \$470,975. This represents an increase of 1.03 %.

Requests for Information

This financial report is designed to present users with a general overview of the CRA’s finances and to demonstrate the CRA’s accountability. If you have questions concerning any of the information provided in this report or need additional financial information, contact Finance and Administrative Services, P.O. Box 9, Alachua, Florida, 32616-0009. Additional information can be found on our website: www.cityofalachua.com.

FINANCIAL STATEMENTS

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Assets

Cash and Cash Equivalents	\$	648,956
Prepaid Items		589
Inventory		7,631
Capital Assets Not Being Depreciated:		
Land		108,981
Construction in Progress		73,707
Depreciable Capital Assets, Net		1,142,602

Total Assets

1,982,466

Liabilities

Accounts Payable		2,735
Other Accrued Liabilities		2,880
Non-Current Liabilities:		
Due Within One Year		93,433
Due in More Than One Year		193,168

Total Liabilities

292,216

Net Position

Net Investment in Capital Assets		1,038,689
Restricted for Redevelopment Projects		651,561

Total Net Position

\$ 1,690,250

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
STATEMENT OF ACTIVITIES
YEAR ENDED SEPTEMBER 30, 2020**

	Expenses	Net Revenue (Expense) and Changes in Net Position
Functions		Total Governmental Activities
Governmental Activities:		
Economic Environment	\$ 286,359	\$ (286,359)
Interest on Long-Term Debt	7,887	(7,887)
Total Governmental Activities	294,246	(294,246)
General Revenues:		
Tax Increment Revenues		466,184
Investment and Other Income		6,131
Total General Revenues		472,315
Total General Revenues		472,315
Change in Net Position		178,069
Net Position, Beginning of Year		1,512,181
Net Position, End of Year		\$ 1,690,250

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
BALANCE SHEET
SEPTEMBER 30, 2020**

	General Fund
Assets	
Cash and Cash Equivalents	\$ 648,956
Prepaid Items	589
Inventory	7,631
Total Assets	657,176
 Liabilities and Fund Balance	
Liabilities	
Accounts Payable	2,735
Other Accrued Liabilities	2,880
Total Liabilities	5,615
Fund Balance	
Non-Spendable:	
Prepays	589
Inventory	7,631
Restricted for:	
Economic Environment	643,341
Total Fund Balance	651,561
 Total Liabilities and Fund Balance	\$ 657,176

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Fund Balance - Total Governmental Funds	\$	651,561
<p>Capital assets reported for governmental activities are not financial resources and, therefore, are not reported in the governmental funds:</p>		
Cost of Assets		1,656,774
(Accumulated Depreciation)		(331,484)
<p>Long-term liabilities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. All liabilities, both current and long-term, are reported in the statement of net position. Long-term liabilities at year-end consist of:</p>		
2013 Redevelopment Note		(286,601)
Net Position of Governmental Activities	\$	1,690,250

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
YEAR ENDED SEPTEMBER 30, 2020**

	General Fund
Revenues	
Tax Increment Revenues	\$ 466,182
Investment and Other Income	6,131
Total Revenues	472,313
Expenditures	
Economic Environment:	
Personal Services	79,645
Operating Expenses	154,172
Debt Service:	
Principal	91,392
Interest	7,887
Capital Outlay	41,199
(Total Expenditures)	(374,295)
Net Change in Fund Balance	98,018
Fund Balance, Beginning of Year	553,543
Fund Balance, End of Year	\$ 651,561

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

Net Change in Fund Balance - Total Governmental Funds	\$	98,018
 Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:		
 However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives and reported as depreciation expense:		
Expenditures for Capital Assets		41,199
Depreciation Expense		(52,542)
 Repayment of long-term liabilities are expenditures in the governmental funds but the repayment reduces long-term liabilities in the statement of net position.		
		91,394
Change in Net Position of Governmental Activities	\$	178,069

See accompanying notes.

NOTES TO FINANCIAL STATEMENTS

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA

Note 1 - Summary of Significant Accounting Policies

Financial Reporting Entity

In 1982, the Community Redevelopment Agency (the CRA) was established by the City of Alachua, Florida (the City) pursuant to Ordinance 82-5 to carry out the community redevelopment purposes of Florida Statute, Chapter 163. Subsequent amendments were made to the CRA through Ordinances 98- 4, 98-24, 99-03, and 13-07. The City Commission serves as the CRA board and the City maintains operational responsibility for the CRA's activity. Although legally separate, the CRA is appropriately blended as a governmental fund type component unit into the primary government of the City.

The accounting policies of the CRA conform to accounting principles generally accepted in the United States of America (GAAP) applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the standard setting body for governmental accounting and financial reporting.

Government-Wide and Fund Financial Statements

The government-wide financial statements report information on all of the governmental activities of the CRA. The government-wide focus is more on the sustainability of the CRA as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The fund financial statements focus on short-term results of operations and financing decisions at a specific fund level. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of activities demonstrates the degree to which the direct expenses of a given functional category are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific functional category. Program revenues include operating and capital grants and contributions.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The basic financial statements consist of the government-wide financial statements and fund financial statements. The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Tax increment financing from property taxes are recognized as revenue in the year when levied for. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Only current assets and deferred outflows of resources and current liabilities and deferred inflows of resources are generally included on their balance sheet. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide governmental activities column, a reconciliation is sometimes necessary to explain the adjustments needed to reconcile the fund based financial statements to the governmental activities column of the government-wide presentation.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA

Their operating statements present sources (revenue and financing sources) and uses (expenditures and other financing uses) of available spendable resources during the period. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the CRA considers revenues to be available if they are collected within 60 days of the end of the fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting, except for debt service expenditures, which are recognized when due.

Tax increment financing revenue and associated interest with the current fiscal period are both considered to be measurable and have been recognized as revenues of the current fiscal year, if available.

When both restricted and unrestricted resources are available for use, it is the CRA's policy to use restricted resources first, and then unrestricted resources as they are needed.

The CRA reports the general fund as a major governmental fund. The general fund is used to account for all financial resources received by the CRA. The general fund serves as the primary operating fund of the CRA. The CRA does not have any non-major funds.

Assets, Liabilities and Net Position

Deposits and Investments: The CRA's cash and cash equivalents are considered to be cash on hand, demand deposits, and highly liquid instruments with original maturities of three months or less from the date of acquisition.

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as qualified public depositories, a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral for their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions providing full insurance for public deposits. The City had deposits only with qualifying institutions as of September 30, 2020.

Capital Assets: Capital assets include land, buildings, and building improvements titled within the designated redevelopment area.

Capital assets titled to the CRA are reported in governmental activities in the government-wide financial statements. The CRA utilizes the City's capitalization policy and capitalizes assets with a cost in excess of \$1,000 and an estimated life greater than one year. Capital assets are recorded at historical cost or estimated historical cost, if actual historical cost is not available. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized, but are expensed as incurred.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA

Nature and Purpose of Fund Balance: In the fund financial statements the governmental fund reports fund classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints on the specific purposes for which amounts in the fund can be spent. Amounts that are restricted to specific purposes either by: a) constraints placed on the use of resources by creditors, grantors, contributors or laws or regulations of other governments, or b) imposed by law through constitutional provisions or enabling legislation are classified as restricted fund balances. Amounts that can only be used for specific purposes pursuant to constraints imposed by the CRA Board through an ordinance or resolution are classified as committed fund balances. Amounts that are constrained by the CRA's intent to be used for specific purposes but are neither restricted nor committed are classified as assigned fund balances. Assignments are made by the CRA Board or the City Manager. Non-spendable fund balances include amounts that cannot be spent because they are either: a) not in spendable form, or b) legally or contractually required to be maintained intact. Unassigned fund balance represents fund balance that is not restricted, committed or assigned to specific purposes within the general fund.

Unspent tax increment financing revenues are restricted for future redevelopment projects and are reported as restricted fund balance in the financial statements. Unassigned fund balance represents fund balance that has not been restricted, committed, or assigned to specific purposes within the general fund.

Compensation Costs: The CRA has no employees of its own. Instead, the CRA reimburses the City for the portion of salaries and benefits attributable to CRA activities based on the estimated time spent on those activities as projected during the annual budget process. Any long-term payroll and benefit liabilities such as compensated absences, other postemployment benefits, or pension liabilities are reported on the City's financial statements.

Net Position: The government-wide statements utilized a net position presentation. Net investment in capital assets is that portion of net position that relates to the CRA's capital assets reduced by accumulated depreciation. Restricted net position are unspent tax increment financing revenues that are restricted for future redevelopment projects. Unrestricted net position represents the net position of the CRA that is not restricted for any project or purpose.

Use of Estimates: The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statement and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Risk Management: The CRA is adequately insured for general liability and directors and officers insurance through the purchase of a commercial insurance policy. The amount of settlements has not exceeded insurance coverage in any of the past three years.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA

Note 2 - Cash, Cash Equivalents, and Investments

Deposits

At September 30, 2020, the carrying amount of the CRA's cash deposits was \$648,956. All of the City's cash deposits are held in banks that qualify as a public depository under the *Florida Security for Public Deposits Act* as required by Chapter 280, Florida Statutes. Under the *Act*, all qualified public depositories are required to pledge eligible collateral having a market value equal to or greater than the average daily or monthly balance of all public deposits, times the depository's collateral pledged level. The pledging level may range from 25% to 125% depending upon the depository's financial condition and establishment period. All collateral must be deposited with an approved financial institution. In event of default by a qualified public depository, all claims for public deposits would be satisfied by the State Treasurer from the proceeds of federal deposit insurance, pledged collateral of the public depository in default and, if necessary, a pro rata assessment to the other qualified public depositories in the collateral pool. Therefore, all cash and time deposits held by banks are fully insured and collateralized.

Note 3 -- Capital Assets

Capital asset activity for the year ended September 30, 2020 follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Capital Assets Not Being Depreciated:				
Land	\$ 108,981	\$ -	\$ -	\$ 108,981
Construction in Progress	34,864	38,843	-	73,707
Total Capital Assets Not Being Depreciated	<u>143,845</u>	<u>38,843</u>	<u>-</u>	<u>182,688</u>
Capital Assets Being Depreciated:				
Building	40,658			40,658
Improvements Other Than Buildings	1,427,470			1,427,470
Equipment	3,602	2,356		5,958
Total Capital Assets Being Depreciated	<u>1,471,730</u>	<u>2,356</u>	<u>-</u>	<u>1,474,086</u>
Less Accumulated Depreciation:				
Building	(267,440)	(50,134)		(317,574)
Improvements Other Than Buildings	(2,099)	(311)		(2,410)
Equipment	(9,403)	(2,097)		(11,500)
Total Accumulated Depreciation	<u>(278,942)</u>	<u>(52,542)</u>	<u>-</u>	<u>(331,484)</u>
Total Capital Assets Being Depreciated	<u>1,192,788</u>	<u>(50,186)</u>	<u>-</u>	<u>1,142,602</u>
Total Capital Assets, Net	<u><u>\$ 1,336,633</u></u>	<u><u>\$ (11,343)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,325,290</u></u>

Depreciation expense in the amount of \$52,542 was charged to the Economic Environment function in the Statement of Activities.

Note 4 - Tax Increment Financing Revenue

The CRA is primarily funded through tax-increment financing revenue. This revenue is computed by applying the operating tax for Alachua County and the City of Alachua multiplied by 95 % of the increased value of property in the CRA over the base property value. The City and County are required to fund this amount annually without regard to tax collections or other obligations.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA

Note 5 - Long-Term Liabilities

The following schedule summarizes the changes in the CRA's governmental long-term liabilities during the year ended September 30, 2020:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
2013 Redevelopment Note	\$ 377,995	\$ -	\$ (91,394)	\$ 286,601	\$ 93,433
Total	<u>\$ 377,995</u>	<u>\$ -</u>	<u>\$ (91,394)</u>	<u>\$ 286,601</u>	<u>\$ 93,433</u>

■ **Redevelopment Revenue Note, Series 2013 – Direct Placement**

On May 23, 2013, the City executed a loan agreement with BB&T Governmental Finance for the purposes of funding or financing redevelopment activities within the CRA's Redevelopment District. The City has met the requirement, together with the investment earnings thereon, to expend the funds within three years of the date of issuance and to pay the costs of the redevelopment project according to the City's Redevelopment Plan.

Payment of the note is secured by a pledge of the amounts derived from the increment revenues and covenant to budget and appropriate Non-Ad Valorem Revenues. Interest is payable semiannually for ten years on June 1 and December 1 at a fixed interest rate of 2.22%. Principal payments are also due semiannually on June 1 and December 1.

The following schedule summarizes the retirement of the governmental long-term debt by fiscal year:

<u>Fiscal Year Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 93,433	\$ 5,847	\$ 99,280
2022	95,518	3,761	99,279
2023	97,650	1,629	99,279
Total	<u>\$ 286,601</u>	<u>\$ 11,237</u>	<u>\$ 297,838</u>

**REQUIRED SUPPLEMENTARY INFORMATION
(UNAUDITED)**

**REQUIRED SUPPLEMENTARY INFORMATION
COMMUNITY REDEVELOPMENT AGENCY
SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET TO ACTUAL (BUDGETARY BASIS) - GENERAL FUND
YEAR ENDED SEPTEMBER 30, 2020
CITY OF ALACHUA**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues				
Tax Increment Revenues	\$ 466,652	\$ 466,652	\$ 466,182	\$ (470)
Investment and Other Income	11,000	11,000	6,131	(4,869)
Total Revenues	477,652	477,652	472,313	(5,339)
Expenditures				
Economic Environment:				
Personal Services	110,354	110,354	79,645	30,709
Operating Expenses	358,467	358,467	154,172	204,295
Total Economic Environment:	468,821	468,821	233,817	235,004
Debt Service:				
Principal	91,393	91,393	91,392	1
Interest	7,887	7,887	7,887	-
Total Debt Service	99,280	99,280	99,279	1
Capital Outlay	158,949	158,949	41,199	117,750
Reserve for Contingency	10,000	10,000	-	10,000
(Total Expenditures)	(737,050)	(737,050)	(374,295)	362,755
Net Change in Fund Balance	(259,398)	(259,398)	98,018	357,416
Fund Balance, Beginning of Year	259,398	259,398	553,543	294,145
Fund Balance, End of Year	\$ -	\$ -	\$ 651,561	\$ 651,561

See notes to required supplementary information.

NOTE TO REQUIRED SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2020
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA

Note 1 - Budgetary Procedures and Budgetary Accounting

The CRA adheres to the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

The CRA's budget is first adopted by the CRA's board and is then presented to the City Commission for ratification prior to September 30. The City Commission serves as the Community Redevelopment Agency and governing board. The CRA receives recommendations from an appointed five member advisory board.

Budget oversight rests with the Planning and Community Development Department. There were no budget amendments during the current year.

OTHER REPORTS

**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 Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

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 the major fund of the Community Redevelopment CRA (the CRA), a component unit of the City of Alachua, Florida (the City), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated March 9, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the CRA's internal control over financial reporting (internal control) as a basis for designing the 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 CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA'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 may exist that have not been identified.

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To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

**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**

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the CRA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance 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 non-compliance 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 CRA'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 CRA's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



March 9, 2021
Gainesville, Florida

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

We have examined the Community Redevelopment CRA's (the CRA) compliance with Section 218.415, Florida Statutes, as of and for the year ended September 30, 2020, as required by Section 10.556 (10)(a), *Rules of the Auditor General*. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination of the CRA's compliance with specified requirements.

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies and pass-through entities, the CRA Board members, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



March 9, 2021
Gainesville, Florida

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 163.387(6) and (7), FLORIDA STATUTES

To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

We have examined the Community Redevelopment CRA's (the CRA) compliance with Section 163.387(6) and (7), Florida Statutes, as of and for the year ended September 30, 2020, as required by Section 10.556 (10)(a), *Rules of the Auditor General*. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination of the CRA's compliance with specified requirements.

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies and pass-through entities, the CRA Board members, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



March 9, 2021
Gainesville, Florida

MANAGEMENT LETTER

To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

Report on the Financial Statements

We have audited the financial statements of the Community Redevelopment Agency (the CRA), a component unit of the City of Alachua, Florida (the City), as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated March 9, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Reports on an examination conducted in accordance with AICPA *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in that report, which is dated March 9, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding annual financial report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This is disclosed in Note 1 of the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the CRA has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

MANAGEMENT LETTER

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the CRA. It is management's responsibility to monitor the CRA's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Special District Component Unit

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special Agency that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires that we communicate non-compliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, and the Board of Directors and management of the CRA, and is not intended to be and should not be used by anyone other than these specified parties.



March 9, 2021
Gainesville, Florida

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