

**City of Gainesville, Florida  
Community Redevelopment Agency**

**Financial Statements and Independent Auditor's  
Report**

**September 30, 2017**



**CRI** CARR  
RIGGS &  
INGRAM

CPAs and Advisors

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**City of Gainesville, Florida  
Community Redevelopment Agency**

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September 30, 2017**

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## **INDEPENDENT AUDITOR'S REPORT**

Honorable Mayor and City Commissioners  
City of Gainesville, Florida

We have audited the accompanying financial statements of the Community Redevelopment Agency (CRA), a blended component unit of the City of Gainesville, Florida (the "City"), which comprise the balance sheet as of September 30, 2017, and the related statement of revenues, expenditures and changes in fund balances for the year then ended, and the related notes to the financial statements.

### **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 an opinion 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. 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 entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. 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.

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

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the City's CRA as of September 30, 2017, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Emphasis of Matter**

As discussed in Note 1 to the financial statements, the accompanying financial statements were prepared to facilitate the independent audit requirements contained in Section 163.387(8), Florida Statutes, and are not intended to be a complete presentation of the City's financial activity. Our opinion is not modified with respect to that matter.

*Carri Riggs & Ingram, L.L.C.*

Gainesville, Florida

June 5, 2018

**City of Gainesville, Florida**  
**Community Redevelopment Agency**

**Balance Sheet**  
**September 30, 2017**

	Community Redevelopment Agency Operating Fund	Downtown Redevelopment Tax Increment Fund	Fifth Avenue Tax Increment Fund	College Park Tax Increment Fund	Eastside Tax Increment Fund	Total
<b>Assets</b>						
Equity in pooled cash	\$ 949,692	\$ 3,117,405	\$ 847,163	\$ 13,152,447	\$ 2,720,567	\$ 20,787,274
Receivables	6,192	14,128	2,873	-	6,400	29,593
<b>Total assets</b>	<b>\$ 955,884</b>	<b>\$ 3,131,533</b>	<b>\$ 850,036</b>	<b>\$ 13,152,447</b>	<b>\$ 2,726,967</b>	<b>\$ 20,816,867</b>
<b>Liabilities, deferred inflows and fund balances</b>						
<b>Liabilities</b>						
Accounts payable and accrued liabilities	\$ 16,024	\$ 14,927	\$ 14,779	\$ 928,847	\$ 263,408	\$ 1,237,985
Advances from other funds	1,840,188	-	-	-	-	1,840,188
<b>Total liabilities</b>	<b>1,856,212</b>	<b>14,927</b>	<b>14,779</b>	<b>928,847</b>	<b>263,408</b>	<b>3,078,173</b>
<b>Deferred inflows</b>						
Deferred revenue	-	-	1,390	-	-	1,390
<b>Fund balances</b>						
Restricted for:						
Capital project purposes	-	3,116,606	833,867	12,223,600	2,463,559	18,637,632
Unassigned	(900,328)	-	-	-	-	(900,328)
<b>Total fund balances</b>	<b>(900,328)</b>	<b>3,116,606</b>	<b>833,867</b>	<b>12,223,600</b>	<b>2,463,559</b>	<b>17,737,304</b>
<b>Total liabilities, deferred inflows and fund balances</b>	<b>\$ 955,884</b>	<b>\$ 3,131,533</b>	<b>\$ 850,036</b>	<b>\$ 13,152,447</b>	<b>\$ 2,726,967</b>	<b>\$ 20,816,867</b>

*See accompanying notes.*

**City of Gainesville, Florida**  
**Community Redevelopment Agency**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**For the Year Ended September 30, 2017**

	Community Redevelopment Agency Operating Fund	Downtown Redevelopment Tax Increment Fund	Fifth Avenue Tax Increment Fund	College Park Tax Increment Fund	Eastside Tax Increment Fund	Total
<b>Revenues</b>						
Property taxes	\$ -	\$ 1,565,762	\$ 355,030	\$ 2,607,361	\$ 385,974	\$ 4,914,127
Rental income	-	14,688	17,803	-	22,346	54,837
Gain (loss) on investments	1,795	2,849	802	15,680	3,878	25,004
Miscellaneous	11	54,580	-	-	-	54,591
<b>Total revenues</b>	<b>1,806</b>	<b>1,637,879</b>	<b>373,635</b>	<b>2,623,041</b>	<b>412,198</b>	<b>5,048,559</b>
<b>Expenditures</b>						
City attorney	71,502	-	-	-	-	71,502
Downtown redevelopment administration	388,588	-	-	-	-	388,588
Fifth avenue administration	207,650	-	-	-	-	207,650
College park administration	374,800	-	-	-	-	374,800
Eastside administration	163,487	-	-	-	-	163,487
Downtown redevelopment projects	-	1,141,240	-	-	-	1,141,240
Fifth avenue projects	-	-	187,019	-	-	187,019
College park projects	-	-	-	3,177,624	-	3,177,624
Eastside projects	-	-	-	-	568,029	568,029
<b>Total expenditures</b>	<b>1,206,027</b>	<b>1,141,240</b>	<b>187,019</b>	<b>3,177,624</b>	<b>568,029</b>	<b>6,279,939</b>
<b>Excess of revenues over (under) expenditures</b>	<b>(1,204,221)</b>	<b>496,639</b>	<b>186,616</b>	<b>(554,583)</b>	<b>(155,831)</b>	<b>(1,231,380)</b>
<b>Other financing sources (uses)</b>						
Transfers in	1,837,285	790,492	179,241	1,316,353	194,863	4,318,234
Transfers out	(30,432)	(659,954)	(296,720)	(717,140)	(187,971)	(1,892,217)
<b>Total other financing sources (uses)</b>	<b>1,806,853</b>	<b>130,538</b>	<b>(117,479)</b>	<b>599,213</b>	<b>6,892</b>	<b>2,426,017</b>
<b>Net change in fund balances</b>	<b>602,632</b>	<b>627,177</b>	<b>69,137</b>	<b>44,630</b>	<b>(148,939)</b>	<b>1,194,637</b>
<b>Fund balances, October 1</b>	<b>(1,502,960)</b>	<b>2,489,429</b>	<b>764,730</b>	<b>12,178,970</b>	<b>2,612,498</b>	<b>16,542,667</b>
<b>Fund balances, September 30</b>	<b>\$ (900,328)</b>	<b>\$ 3,116,606</b>	<b>\$ 833,867</b>	<b>\$ 12,223,600</b>	<b>\$ 2,463,559</b>	<b>\$ 17,737,304</b>

See accompanying notes.

## City of Gainesville, Florida Community Redevelopment Agency

### Notes to Financial Statements

#### NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A legally separate entity, the Community Redevelopment Agency (CRA) was created by ordinance of the City to carry out community redevelopment within the City of Gainesville under Chapter 163 of the Florida Statutes. The City Commission sits as the board of this organization and approves its budget. The CRA is reported as if it were a part of the City because the City Commission is its governing body and because of the existence of a financial benefit/burden relationship.

#### **Basis of Presentation**

The CRA's operating fund and four Tax Increment District project funds are reported as separate nonmajor governmental funds. The accompanying financial statements are special purpose financial statements. They have been prepared to facilitate the requirement for an independent audit of the City's CRA funds and, accordingly, result in an incomplete presentation of the City's financial activity that is otherwise in conformity with generally accepted accounting principles. The accompanying financial statements include only those five funds and do not purport to, and do not, constitute a complete presentation of the City's financial activity.

#### **Measurement Focus/Basis of Accounting**

The CRA funds are accounted for on a current financial resources measurement focus. This means that only current assets and current liabilities are generally included on their balance sheets. Their reported fund balance (net current assets) is considered a measure of "available spendable resources." Their operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets and, accordingly, are said to present a summary of sources and uses of "available spendable resources" during a period.

The CRA funds are accounted for using the modified accrual basis of accounting. Their revenues are recognized when they become measurable and available as net current assets. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred.

#### **Fund Balance**

The CRA follows the provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* to classify fund balances for governmental funds into specifically defined classifications. The classifications 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 funds can be spent.

**City of Gainesville, Florida**  
**Community Redevelopment Agency**

**Notes to Financial Statements**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

The fund balances of the City's CRA funds are classified as *restricted* pursuant to the provisions of GASB Statement No. 54. Fund balances are restricted when constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

The City's policy is to expend resources in the following order: restricted, committed, assigned, and unassigned.

**NOTE 2 - ADVANCES FROM OTHER FUNDS**

The Advances from Other Funds balance resulted from various notes between the City and the CRA, a blended component unit, for various projects within the four CRA districts. A description of each note is listed below:

\$836,900 Commerce Building/AMJ Project, Downtown Promissory Note – 1.05% to 4.28% fixed annual interest rate. In September 1999, a promissory note payable was established from the City to CRA to be repaid from tax increment proceeds associated with the Commerce Building project. In July 2004, the note was amended to specify that repayment will be from all tax increment proceeds from the Downtown Redevelopment Area. The final repayment is scheduled for January 2020.

\$434,955 The Lofts (Old Stringfellow) – 609 West University Avenue, College Park Promissory Note – 1.57% to 4.96% fixed annual interest rate. In April 2001, a promissory note payable was established from the City to CRA to be repaid from tax increment proceeds. In October 2004, the note was amended for the redevelopment of the area known as The Lofts. The final repayment is scheduled for November 2024.

\$650,000 Fifth Avenue/Pleasant Street Projects, Fifth Avenue/Pleasant Street Promissory Note – 6.72% fixed annual interest rate. In April 2002, a promissory note payable was established from the City to CRA to be repaid from tax increment proceeds. The final repayment is scheduled for July 2022.

\$1,400,600 Courthouse Parking Facility Project, Downtown Promissory Note – 6.72% fixed annual interest rate. In April 2002, a promissory note payable was established from the City to CRA to be repaid from tax increment proceeds. The final repayment is scheduled for July 2024.

\$300,000 Eastside District Redevelopment Trust Promissory Note – 4.5% to 6.2% fixed annual interest rate. In May 2005, a promissory note payable was established from the City to CRA to be repaid from tax increment proceeds. The final repayment is scheduled for July 2025.



**City of Gainesville, Florida  
Community Redevelopment Agency**

**Notes to Financial Statements**

**NOTE 2 - ADVANCES FROM OTHER FUNDS (CONTINUED)**

\$800,000 College Park / 2<sup>nd</sup> Avenue Redevelopment Trust, College Park Promissory Note – 4.5% to 6.2% fixed annual interest rate. In May 2005, a promissory note payable was established from the City to CRA to be repaid from tax increment proceeds. The final repayment is scheduled for July 2025.

Following is the repayment schedule of advances from the City's General Fund to the CRA:

Year ending September 30,	Advances from General Fund to CRA		
	Principal	Interest	Total
2018	\$ 267,505	\$ 166,102	\$ 433,607
2019	282,257	70,511	352,768
2020	292,271	57,601	349,872
2021	230,758	45,740	276,498
2022	243,278	34,880	278,158
2023-2025	524,119	41,422	565,541
<b>Total</b>	<b>\$ 1,840,188</b>	<b>\$ 416,256</b>	<b>\$ 2,256,444</b>