

**CITY OF GAINESVILLE  
COMMUNITY REDEVELOPMENT AGENCY FUND (111)  
COMPARATIVE BALANCE SHEET  
SEPTEMBER 30, 2018 AND 2019**

2019 CRA  
Operating Funds

	FY18	FY19
<b><u>ASSETS</u></b>		
Equity in Pooled Cash	\$ 1,166,310	\$ 1,587,336
Accounts Receivable	8,208	4,241
<b>TOTAL ASSETS</b>	<b>\$ 1,174,518</b>	<b>\$ 1,591,577</b>
 <b><u>LIABILITIES AND FUND BALANCE</u></b>		
<b><u>LIABILITIES</u></b>		
Salaries and Wages Payable	\$ 399	\$ 3,839
Accounts Payable	\$ 13,655	\$ 8,174
Due to Other Funds	\$ 144,000	\$ -
Advances from Other Funds	1,596,337	1,339,751
<b>Total Liabilities</b>	1,754,391	1,351,764
 <b><u>FUND BALANCE</u></b>		
Assigned	(579,873)	239,813
<b>Total Fund Balance</b>	(579,873)	239,813
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 1,174,518</b>	<b>\$ 1,591,577</b>

**Fund Description:** The Community Redevelopment (CRA) Fund is used to account for the operational and administrative costs of the CRA. The CRA was established by Ordinance #4074 in May 1995 in accordance with Chapter 163 of the Florida Statutes.

**Funding Source:** The CRA is funded primarily from transfers from the four tax district funds which receive their revenue through tax increment tax revenues.

**Fund Spending:** The CRA administrative policy is the operational expenses will not exceed 25% of the tax increment revenue each trust receives in a fiscal year. Expenditures are restricted to assigned operational expenses of managing the four taxing districts.

CITY OF GAINESVILLE

2019 CRA Operating Funds  
Statement of revenues,  
expenditures, and changes in  
fund balance

DEVELOPMENT AGENCY FUND (111)  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
PERIOD ENDING SEPTEMBER 30, 2018 AND 2019

	FY18	FY19	Increase/(Decrease)	
			(\$)	(%)
<b>REVENUES</b>				
Miscellaneous Revenue	\$ 154	\$ -	\$ (154)	-100.00%
Interest Income	30,318	38,303	7,985	26.34%
<b>Total Revenues</b>	<b>30,472</b>	<b>38,303</b>	<b>7,831</b>	<b>25.70%</b>
<b>EXPENDITURES</b>				
City Attorney	75,109	66,066	(9,043)	-12.04%
Downtown District	376,337	323,052	(53,285)	-14.16%
5th Avenue/Pleasant Place	191,041	126,946	(64,095)	-33.55%
College Park/University Heights	464,528	555,517	90,989	19.59%
Eastside Development	291,196	102,773	(188,423)	-64.71%
<b>Total Expenditures</b>	<b>1,398,211</b>	<b>1,174,354</b>	<b>(214,814)</b>	<b>-15.36%</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers from Downtown CRA Fund 610	623,043	626,214	3,171	0.51%
Transfers from 5th Ave/Pleasant St CRA Fund 613	279,661	230,778	(48,883)	-17.48%
Transfers from College Park CRA Fund 618	669,364	946,255	276,891	41.37%
Transfers from Eastside CRA Fund 621	161,634	198,713	37,079	22.94%
Transfer to UDAG Fund 103	(24,075)	(23,650)	425	-1.77%
Transfer to 2003 POB Debt Svc Fund 226	(21,433)	(22,572)	(1,139)	5.32%
<b>Total Other Financing Source (Uses)</b>	<b>1,688,194</b>	<b>1,955,738</b>	<b>267,544</b>	<b>15.85%</b>
Net Change in Fund Balance	320,455	819,686	499,231	155.79%
Fund Balance, October 1	(900,328)	(579,873)	320,455	-35.59%
<b>Fund Balance, September 30</b>	<b>\$ (579,873)</b>	<b>\$ 239,813</b>	<b>\$ 819,686</b>	<b>-141.36%</b>

**CITY OF GAINESVILLE  
COMMUNITY REDEVELOPMENT AGENCY FUND (111)  
STATEMENT OF EXPENDITURES AND ENCUMBRANCES COMPARED WITH APPROPRIATIONS  
FOR THE YEAR ENDED SEPTEMBER 30, 2019**

	<u>APPROPRIATIONS</u>	<u>EXPENDITURES</u>	<u>ENCUMBRANCES</u>	<u>BALANCE</u>	<u>Restricted or Assigned</u>
<b>DOWNTOWN DISTRICT (#6510)</b>					
Personal Services	\$ 200,000	\$ 196,249	\$ -	\$ 3,751	R
Operating Expenditures	93,989	106,477	-	(12,488)	R
Legal Expenditures	20,939	16,824	-	4,115	R
Note Advances Interest	98,953	17,935	-	81,018	R
Transfers	7,223	7,223	-	-	R
<b>TOTAL DOWNTOWN DISTRICT</b>	<u>421,104</u>	<u>349,656</u>	<u>-</u>	<u>71,448</u>	
<b>5TH AVENUE/PLEASANT STREET (#6530)</b>					
Personal Services	75,486	61,832	-	13,654	R
Operating Expenditures	31,840	30,580	-	1,260	R
Legal Expenditures	5,365	5,083	-	282	R
CRA Building Note Princ & Interest	26,015	26,015	-	-	R
Note Advances Interest	47,033	6,650	-	40,383	R
Transfers	1,806	25,456	-	(23,650)	R
<b>TOTAL 5TH AVE/PLEASANT ST</b>	<u>188,226</u>	<u>157,484</u>	<u>-</u>	<u>30,742</u>	
<b>COLLEGE PK/UNIVERSITY HGHTS (#6550)</b>					
Personal Services	355,125	354,687	-	438	R
Operating Expenditures	187,266	182,026	-	5,240	R
Legal Expenditures	35,263	36,673	-	(1,410)	R
Note Advances Interest	16,928	16,928	-	-	R
Transfers	11,737	11,737	-	-	R
<b>TOTAL COLLEGE PK/UNIVERSITY HGH</b>	<u>613,004</u>	<u>603,927</u>	<u>-</u>	<u>9,077</u>	
<b>EASTSIDE DISTRICT (#6570)</b>					
Personal Services	88,586	70,318	-	18,268	R
Operating Expenditures	24,099	27,597	-	(3,498)	R
Legal Expenditures	5,004	7,486	-	(2,482)	R
Note Advances Interest	62,814	2,997	-	59,817	R
Transfers	1,806	1,806	-	-	R
<b>TOTAL EASTSIDE DISTRICT</b>	<u>182,944</u>	<u>112,064</u>	<u>-</u>	<u>70,880</u>	
<b>TOTAL EXPENDITURES</b>	<u><u>\$ 1,405,278</u></u>	<u><u>\$ 1,223,131</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 182,147</u></u>	

**CITY OF GAINESVILLE**  
**DOWNTOWN REDEVELOPMENT TAX INCREMENT TRUST FUND (610)**  
**COMPARATIVE BALANCE SHEET**  
**SEPTEMBER 30, 2018 AND 2019**

	FY18	FY19
<b><u>ASSETS</u></b>		
Equity in Pooled Cash	\$ 4,026,749	\$ 4,795,179
Account Receivable	12,892	12,892
Due From Electric		(303)
<b>TOTAL ASSETS</b>	<b>\$ 4,039,640</b>	<b>\$ 4,807,768</b>
 <b><u>LIABILITIES AND FUND BALANCE</u></b>		
<b><u>LIABILITIES</u></b>		
Current Liabilities:		
Accounts Payable	\$ 14,142	\$ 10,356
Due to Other Funds	338	-
Retainages Payable	-	-
Deposits - CRA Incentive Program	100,000	100,000
Deposits (Security & Power District)	3,562	2,461
<b>Total Liabilities</b>	118,042	112,818
 <b><u>FUND BALANCE</u></b>		
Restricted	3,921,598	4,694,950
<b>Total Fund Balance</b>	3,921,598	4,694,950
 <b>TOTAL LIABILITIES AND FUND BALANCE</b>	 <b>\$ 4,039,640</b>	 <b>\$ 4,807,768</b>

**Fund Description:** The Downtown Redevelopment Tax Increment Fund is used to account for certain property tax increments and investment earnings. These funds are used for specific redevelopment projects within the taxing district. The City Commission adopted Resolution R-81-32 in September 1981 to establish the trust fund and expanded it in February 2001 with Resolution 001008.

**Funding Sources:** Funding for this fund is received from property tax increment dollars from the Downtown district and investment earnings on these funds.

**Fund Spending:** Uses of this fund are restricted to projects in the Downtown district based on CRA management's and CRA advisory board's recommendations.

**CITY OF GAINESVILLE**  
**DOWNTOWN REDEVELOPMENT TAX INCREMENT TRUST (610)**  
**COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**FOR THE YEARS ENDED SEPTEMBER 30, 2018 AND 2019**

	<u>FY18</u>	<u>FY19</u>	<u>Increase/(Decrease)</u>	
			<u>(\$)</u>	<u>(%)</u>
<b><u>REVENUES</u></b>				
Property Taxes - County	\$ 1,577,441	\$ 1,378,088	\$ (199,353)	-12.64%
Interest Income	98,508	118,292	19,784	20.08%
Realized Gain/(Loss)-Investments	-	-	-	n/a
Unrealized Gain/(Loss)	-	-	-	n/a
Rental Income	-	-	-	n/a
Other Income	5,180	7,410	2,230	43.05%
<b>Total Revenues</b>	<u>1,681,129</u>	<u>1,503,790</u>	<u>(177,339)</u>	<u>-10.55%</u>
<b><u>EXPENDITURES</u></b>				
Downtown CRA Project Expenses	1,133,250	894,085	(239,165)	-21.10%
<b>Total Expenditures</b>	<u>1,133,250</u>	<u>894,085</u>	<u>(239,165)</u>	<u>-21.10%</u>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer-General Fund (City Property Taxes)	914,805	789,861	(124,944)	-13.66%
Transfer to CRA Operating	(637,692)	(626,214)	11,478	-1.80%
<b>Total Other Financing Sources (Uses)</b>	<u>277,113</u>	<u>163,647</u>	<u>(113,466)</u>	<u>-40.95%</u>
Net Change in Fund Balance	824,992	773,352	(51,640)	-6.26%
Fund Balance, October 1	3,096,606	3,921,598	824,992	26.64%
<b>Fund Balance, September 30</b>	<u><u>\$ 3,921,598</u></u>	<u><u>\$ 4,694,950</u></u>	<u><u>\$ 773,352</u></u>	<u><u>19.72%</u></u>

**CITY OF GAINESVILLE**  
**5th AVENUE TAX INCREMENT TRUST FUND (613)**  
**COMPARATIVE BALANCE SHEET**  
**SEPTEMBER 30, 2018 AND 2019**

	FY18	FY19
<b><u>ASSETS</u></b>		
Equity in Pooled Cash	\$ 983,681	\$ 1,211,103
Accounts Receivable	1,574	-
Notes Receivable	1,390	1,390
	<b>\$ 986,645</b>	<b>\$ 1,212,493</b>
 <b><u>LIABILITIES AND FUND BALANCE</u></b>		
<b><u>LIABILITIES</u></b>		
Accounts Payable	\$ 7,790	\$ -
Deposits Payable	14,484	13,000
Deferred Revenues	1,390	1,390
	23,664	14,390
 <b><u>FUND BALANCE</u></b>		
Restricted	962,981	1,198,103
Total Fund Balance	962,981	1,198,103
	<b>\$ 986,645</b>	<b>\$ 1,212,493</b>

**Fund Description:** The 5th Avenue Redevelopment Tax Increment Fund is used to account for certain property tax increments and investment earnings. These funds are used for specific redevelopment projects within the taxing district. The City Commission adopted Resolution R-80-53 in May 1980 to establish the trust fund and expanded it in June 1988 with Resolution R-88-19.

**Funding Sources:** Funding for this fund is received from property tax increment dollars from the 5th Avenue district and investment earnings on these funds.

**Fund Spending:** Uses of this fund are restricted to projects in the 5th Avenue district based on CRA management's and CRA advisory board's recommendations.

**CITY OF GAINESVILLE**  
**5th AVENUE TAX INCREMENT TRUST FUND (613)**  
**COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**FOR THE YEARS ENDED SEPTEMBER 30, 2018 AND 2019**

	<u>FY18</u>	<u>FY19</u>	<u>Increase/(Decrease)</u>	
			<u>(\$)</u>	<u>(%)</u>
<b><u>REVENUES</u></b>				
Property Taxes - County	\$ 376,011	\$ 411,835	\$ 35,824	9.53%
Interest Income	24,098	30,352	6,254	25.95%
Realized Gain/(Loss)-Investments	-	-	-	n/a
Unrealized Gain/(Loss)	-	-	-	n/a
Recapture of Model Home Sales Discount	-	-	-	n/a
CRA Office Rental Income	18,707	1,574	(17,133)	-91.59%
Miscellaneous Revenue	11	-	(11)	-100.00%
<b>Total Revenues</b>	<u>418,827</u>	<u>459,943</u>	<u>41,116</u>	<u>9.82%</u>
<b><u>EXPENDITURES</u></b>				
FAPS CRA Project Expenses	245,009	253,738	8,729	3.56%
<b>Total Expenditures</b>	<u>245,009</u>	<u>253,738</u>	<u>8,729</u>	<u>3.56%</u>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer - General Fund (City Property Taxes)	210,882	236,046	25,164	11.93%
Transfer to CRA Operating	(255,586)	(207,128)	48,458	-18.96%
<b>Total Other Financing Sources (Uses)</b>	<u>(44,704)</u>	<u>28,918</u>	<u>73,622</u>	<u>-164.69%</u>
<b>Net Change in Fund Balance</b>	<u>129,114</u>	<u>235,123</u>	<u>106,009</u>	<u>82.10%</u>
<b>Fund Balance, October 1</b>	<u>833,867</u>	<u>962,981</u>	<u>129,114</u>	<u>15.48%</u>
<b>Fund Balance, September 30</b>	<u><u>\$ 962,981</u></u>	<u><u>\$ 1,198,104</u></u>	<u><u>\$ 235,123</u></u>	<u><u>24.42%</u></u>

**CITY OF GAINESVILLE  
COLLEGE PARK REDEVELOPMENT TAX INCREMENT TRUST FUND (618)  
COMPARATIVE BALANCE SHEET  
SEPTEMBER 30, 2018 AND 2019**

	FY18	FY19
<b><u>ASSETS</u></b>		
Equity in Pooled Cash	\$ 7,407,155	\$ 5,803,002
<b>TOTAL ASSETS</b>	<b>\$ 7,407,155</b>	<b>\$ 5,803,002</b>
 <b><u>LIABILITIES</u></b>		
Accounts Payable	\$ 103,811	\$ 13,759
Contract Retainage	668,006	353,401
Due to Other Funds	39,457	-
Deposits	1,000	1,000
Total Liabilities	812,274	368,159
 <b><u>FUND BALANCE</u></b>		
Restricted	6,594,881	5,434,843
Total Fund Balance	6,594,881	5,434,843
 <b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 7,407,155</b>	<b>\$ 5,803,002</b>

**Fund Description:** The College Park Redevelopment Tax Increment Fund is used to account for certain property tax increments and investment earnings. These funds are used for specific redevelopment projects within the taxing district. The City Commission adopted Resolution R-94-63 in September 1994 to establish the trust fund and expanded it in June 2005 with Resolution 050067.

**Funding Sources:** Funding for this fund is received from property tax increment dollars from the College Park district and investment earnings on these funds.

**Fund Spending:** Uses of this fund are restricted to projects in the College Park district based on CRA management's and CRA advisory board's recommendations.



**CITY OF GAINESVILLE**  
**COLLEGE PARK REDEVELOPMENT TAX INCREMENT TRUST (618)**  
**COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**FOR THE YEARS ENDED SEPTEMBER 30, 2018 AND 2019**

	<u>FY18</u>	<u>FY19</u>	<u>Increase/(Decrease)</u>	
			<u>(\$)</u>	<u>(%)</u>
<b><u>REVENUES</u></b>				
Property Taxes - County	\$ 2,722,625	\$ 2,100,947	\$ (621,678)	-22.83%
Transfer - CRA Operating Fund	-	-	-	n/a
Interest Income	210,712	70,802	(139,910)	-66.40%
Other Contributions & Donations		13,661		
Realized Gain/(Loss) - Investments	-	-	-	n/a
Unrealized Gain/(Loss) - Investments	-	-	-	n/a
Miscellaneous Revenue	68	-	(68)	-100.00%
Other Land Sales	-	-	-	n/a
Transformational Projects Incentive App Fee	-	-	-	n/a
<b>Total Revenues</b>	<u>2,933,405</u>	<u>2,185,410</u>	<u>(761,656)</u>	<u>-25.96%</u>
<b><u>EXPENDITURES</u></b>				
College Park/Univ Hghts CRA Project Expenses	9,506,739	4,500,140	(5,006,599)	-52.66%
<b>Total Expenditures</b>	<u>9,506,739</u>	<u>4,500,140</u>	<u>(5,006,599)</u>	<u>-52.66%</u>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer - General Fund (City Property Taxes)	1,526,958	2,100,947	573,989	37.59%
Transfer - Tree Mitigation Fund	87,020	-	(87,020)	-100.00%
Transfer to CRA Operating	(669,364)	(946,255)	(276,891)	-41.37%
<b>Total Other Financing Sources (Uses)</b>	<u>944,614</u>	<u>1,154,692</u>	<u>297,098</u>	<u>31.45%</u>
<b>Net Change in Fund Balance</b>	<u>(5,628,719)</u>	<u>(1,160,038)</u>	<u>4,542,041</u>	<u>-80.69%</u>
<b>Fund Balance, October 1</b>	<u>12,223,600</u>	<u>6,594,881</u>	<u>(5,628,719)</u>	<u>-46.05%</u>
<b>Fund Balance, September 30</b>	<u><u>\$ 6,594,881</u></u>	<u><u>\$ 5,434,843</u></u>	<u><u>\$ (1,160,038)</u></u>	<u><u>-17.59%</u></u>

**CITY OF GAINESVILLE  
EASTSIDE TAX INCREMENT TRUST FUND (621)  
COMPARATIVE BALANCE SHEET  
SEPTEMBER 30, 2018 AND 2019**

	FY18	FY19
<b><u>ASSETS</u></b>		
Equity in Pooled Cash	\$ 989,045	\$ 566,257
Accounts Receivable	12,994	4,557
Due From Water		\$ (2,202)
<b>TOTAL ASSETS</b>	<b>\$ 1,002,038</b>	<b>\$ 568,612</b>
 <b><u>LIABILITIES</u></b>		
Accounts Payable	\$ 142,889	\$ 744
Contract Retainage	104,224	18
Due to Other Funds	4,404	-
Damage Deposits		1,000
Total Liabilities	251,517	1,762
 <b><u>FUND BALANCE</u></b>		
Restricted	750,521	566,850
Total Fund Balance	750,521	566,850
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 1,002,038</b>	<b>\$ 568,612</b>

**Fund Description:** The Eastside Redevelopment Tax Increment Fund is used to account for certain property tax increments and investment earnings. These funds are used for specific redevelopment projects within the taxing district. The City Commission adopted Resolution 000728 in November 2000 to establish the trust fund and expanded it in July 2010 with Resolution 090966.

**Funding Sources:** Funding for this fund is received from property tax increment dollars from the Eastside district and investment earnings on these funds.

**Fund Spending:** Uses of this fund are restricted to projects in the Eastside district based on CRA management's and CRA advisory board's recommendations.

**CITY OF GAINESVILLE  
EASTSIDE TAX INCREMENT TRUST (621)  
COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
FOR THE YEARS ENDED SEPTEMBER 30, 2018 AND 2019**

	<u>FY18</u>	<u>FY19</u>	<u>Increase/(Decrease)</u>	
			<u>(\$)</u>	<u>(%)</u>
<b><u>REVENUES</u></b>				
Property Taxes - County	\$ 366,777	\$ 372,812	\$ 6,035	1.65%
Rental Income	19,200	19,200	-	0.00%
Other Income	9	-	(9)	-100.00%
Interest Income	30,624	23,676	(6,948)	-22.69%
Realized Gain/(Loss) - Investments	-	-	-	n/a
Unrealized Gain/(Loss) - Investments	-	-	-	n/a
<b>Total Revenues</b>	<u>416,610</u>	<u>415,688</u>	<u>(922)</u>	<u>-0.22%</u>
<b><u>EXPENDITURES</u></b>				
Eastside CRA Project Expenses	<u>2,173,982</u>	<u>674,265</u>	<u>(1,499,717)</u>	<u>-68.98%</u>
<b>Total Expenditures</b>	<u>2,173,982</u>	<u>674,265</u>	<u>(1,499,717)</u>	<u>-68.98%</u>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Transfer - General Fund (City Property Taxes)	205,869	213,803	7,934	3.85%
Transfer - FFGFC 2005 Debt Service Fund	99	-	(99)	-100.00%
Transfer to CRA Operating	<u>(161,634)</u>	<u>(138,896)</u>	<u>22,738</u>	<u>14.07%</u>
<b>Total Other Financing Sources (Uses)</b>	<u>44,334</u>	<u>74,907</u>	<u>30,573</u>	<u>68.96%</u>
<b>Net Change in Fund Balance</b>	<u>(1,713,038)</u>	<u>(183,670)</u>	<u>1,529,368</u>	<u>-89.28%</u>
<b>Fund Balance, October 1</b>	<u>2,463,559</u>	<u>750,521</u>	<u>(1,713,038)</u>	<u>-69.54%</u>
<b>Fund Balance, September 30</b>	<u><u>\$ 750,521</u></u>	<u><u>\$ 566,851</u></u>	<u><u>\$ (183,670)</u></u>	<u><u>-24.47%</u></u>