

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)**

FINANCIAL STATEMENTS

SEPTEMBER 30, 2020

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)**

FINANCIAL STATEMENTS AND

SEPTEMBER 30, 2020

TABLE OF CONTENTS

Independent Auditors' Report	1
Management's Discussion and Analysis	3
Financial Statements	
Government-Wide/Fund Financial Statements	
Statement of Net Position and Governmental Fund Balance Sheet	8
Statement of Activities and Statement of Revenues, Expenditures, and Changes in Fund Balance.....	9
Notes to the Financial Statements	10
Required Supplementary Information	
Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual	13
Compliance Section	
Independent Auditors' 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	15
Independent Accountants' Report on Examination of Compliance Requirements in Accordance with Chapter 10.550, Rules of the Auditor General	17
Management Letter	18

INDEPENDENT AUDITORS' REPORT

Board Members
Community Redevelopment Agency
Escambia County, Florida

Report on Financial Statements

We have audited the accompanying financial statements of the governmental activities and the General Fund of the Escambia County, Florida Community Redevelopment Agency (the "CRA"), 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.

Auditors' 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 auditors' 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 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 general 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 the budgetary comparison schedule, as listed in the table of contents, 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 February 12, 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 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 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.

Warren Averett, LLC

Pensacola, Florida
February 12, 2021

Management's Discussion and Analysis

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)
MANAGEMENT'S DISCUSSION & ANALYSIS**

This Management's Discussion and Analysis ("MD&A") presents the readers of the financial statements a narrative overview of the financial activities of the Community Redevelopment Agency ("CRA") of Escambia County, Florida for the fiscal year ended September 30, 2020. We encourage readers to consider the information presented here in conjunction with additional information that has been furnished in the Notes to the financial statements.

The Escambia County CRA districts are reported as a blended component unit of Escambia County, Florida (primary government). Pursuant to Florida Statutes Section 163 Part III, the Community Redevelopment Act of 1969 authorized government to use tax increment financing as means for community redevelopment.

Capital improvements within the individual CRA districts are recorded as assets of the primary government.

The CRA was established to account for the operations of the community redevelopment initiatives. There are nine established redevelopment districts which are funded by tax increment financing (TIF) portions of property taxes for each respective district. At the end of fiscal year 2020 restricted fund balance was \$4,557,232. The fund balance increased \$784,164. While the TIF funding from Escambia County remained at 75%, this rate remained constant primarily due to more projects expenditures within the TIF districts in order to expedite cleaner, safer neighborhoods and increase property values.

Financial Highlights

- The assets of the CRA district exceeded its liabilities at the close of the most recent fiscal year by \$4,557,232 (net position).
- The CRA's total net position increased by \$784,164 which was attributable to an increase in tax increment financing revenues.

Overview of Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the CRA's basic financial statements which are comprised of the 1) government-wide financial statements 2) fund financial statements 3) notes to the financial statements. This report also contains required supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Financial Statements

The CRA's government-wide financial statements provide readers with a broad overview of the CRA's finances in a manner similar to a private-sector business. In addition, the government-wide statements are prepared using the accrual basis of accounting.

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)
MANAGEMENT'S DISCUSSION & ANALYSIS**

The Statement of Net Position represents information on the CRA's assets, liabilities and deferred inflows/outflows of resources, with the differences between them 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 improving or deteriorating.

The Statement of Activities presents information showing how the CRA's net position changed during the most recent fiscal year. All changes in revenue are reported as soon as the underlying event giving rise to the change occurs, regardless of the time of related cash flows. Expenses are reported as incurred. Therefore, revenue and expenses for some items will only result in cash inflows/outflows in future fiscal periods.

The CRA's government-wide financial statements present functions of the CRA that are principally supported by tax increment revenues (governmental activities). The governmental activities of the CRA include general government activities and community development. The CRA has no business-type activities.

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. The CRA utilizes one general fund to account for each of the following districts: *Brownsville, Warrington, Palafox, Barrancas, Englewood, Cantonment, Ensley, Atwood and Oakfield.*

Governmental Fund – General Fund

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 assessing a government's near-term financing requirement.

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 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. Both the governmental fund balance sheet and the governmental fund statements of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. As of September 30, 2020, there are no reconciling items between the governmental funds statements and the government-wide financial statements.

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)
MANAGEMENT'S DISCUSSION & ANALYSIS**

Government-wide Overall Financial Analysis

The following is a summary of the CRA's governmental activities net position for the current year and prior year:

	<u>2020</u>	<u>2019</u>	<u>Change</u>
ASSETS			
Current and other assets	\$ 4,704,795	\$ 3,971,489	\$ 733,306
Total Assets	<u>\$ 4,704,795</u>	<u>\$ 3,971,489</u>	<u>\$ 733,306</u>
LIABILITIES			
Current liabilities	\$ 147,563	\$ 198,421	\$ (50,858)
Total Liabilities	<u>\$ 147,563</u>	<u>\$ 198,421</u>	<u>\$ (50,858)</u>
NET POSITION			
Restricted fo:			
Community Development	4,557,232	3,773,068	784,164
Total net position	<u>\$ 4,557,232</u>	<u>\$ 3,773,068</u>	<u>\$ 784,164</u>

The 20.8% increase in net position is primarily due to a 20.7% increase in property tax revenues.

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)
MANAGEMENT'S DISCUSSION & ANALYSIS**

The following is a summary of the changes in the CRA's governmental activities net position for the current year and prior year:

	<u>2020</u>	<u>2019</u>	<u>Change</u>
REVENUES			
Program revenues:			
Operating grants & contributions	\$ 17,500	\$ 17,500	\$ -
General revenues:			
Tax increment revenues	2,992,610	2,479,306	513,304
Investment & miscellaneous	114,066	128,138	(14,072)
	<u>\$ 3,124,176</u>	<u>\$ 2,624,944</u>	<u>\$ 499,232</u>
EXPENSES			
General government	\$ 2,340,012	\$ 2,114,838	\$ 225,174
Total Liabilities	<u>\$ 2,340,012</u>	<u>\$ 2,114,838</u>	<u>\$ 225,174</u>
Changes in net position	3,773,068	3,262,962	510,106
Net position, beginning	784,164	510,106	274,058
Net position, ending	<u>\$ 4,557,232</u>	<u>\$ 3,773,068</u>	<u>\$ 784,164</u>

A 60% increase in property valuations compared to the base year resulted in a 20.7% increase in incremental property tax revenues. This increase in revenue resulted in a 20.8% increase in net position.

The following is a summary of the CRA's change in fund balance by district for the current year and prior year:

	<u>2020</u>	<u>2019</u>	<u>Change</u>
Brownsville CRA	\$ 480,015	\$ 355,376	\$ 124,639
Warrington CRA	1,524,499	1,240,317	284,182
Palafox CRA	996,395	1,224,390	(227,995)
Barrancas CRA	384,770	248,734	136,036
Englewood CRA	406,522	332,651	73,871
Cantonment CRA	214,349	128,250	86,099
Ensley CRA	336,283	169,308	166,975
Atwood CRA	150,346	61,727	88,619
Oakfield CRA	64,053	12,315	51,738
	<u>\$ 4,557,232</u>	<u>\$ 3,773,068</u>	<u>\$ 784,164</u>

Virtually all districts increased in fund balance as a result of increased revenues provided by higher property values. Palafox CRA spent \$463,962 for a sidewalk project which substantially increased expenditures in that district resulting in a reduction of fund balance.

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)
MANAGEMENT'S DISCUSSION & ANALYSIS**

Economic Factors and Next Year's Budget

One of the primary focuses of the Board during the budget process is to continue the enhancement of neighborhood services throughout the county. As Escambia County continues to grow, the commitment to promoting activities and programs designed to improve the quality of life for citizens and build a sustainable, livable community is essential. Escambia County's Comprehensive Plan plays a part in this process by encouraging economic growth and development using the tax increment revenues to pay for infrastructure improvements and to alleviate blight in designated Community Redevelopment Areas (CRA's).

Requests for information

This financial report is designed to provide a general overview of the Escambia County CRA's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Escambia County CRA office at 221 Palafox Place, Suite 305 Pensacola FL 32502.

Financial Statements

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)
STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET
SEPTEMBER 30, 2020**

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS			
Cash and Investments	\$ 4,704,795	\$ -	\$ 4,704,795
Total Assets	<u>\$ 4,704,795</u>	<u>-</u>	<u>4,704,795</u>
LIABILITIES			
Accounts Payable	\$ 110,309	-	110,309
Contracts Payable	7,498	-	7,498
Accrued Liabilities	29,703	-	29,703
Due to Other Governments	53	-	53
Total Liabilities	<u>147,563</u>	<u>-</u>	<u>147,563</u>
FUND BALANCE/NET POSITION:			
Fund Balance			
Restricted - Economic & Community Development	4,557,232	(4,557,232)	
Total Fund Balance	<u>4,557,232</u>	<u>(4,557,232)</u>	
Total Liabilities and Fund Balance	<u>\$ 4,704,795</u>		
Net Position			
Restricted - Economic & Community Development		4,557,232	4,557,232
Total Net Position		<u>\$ -</u>	<u>\$ 4,557,232</u>

The accompanying notes are an integral part of these financial statements.

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)
STATEMENT OF ACTIVITIES AND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
SEPTEMBER 30, 2020**

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
REVENUES			
Intergovernmental:			
Tax increment revenues	\$ 2,992,610	\$ -	\$ 2,992,610
Grants	17,500	-	17,500
Investment Income	101,566	-	101,566
Miscellaneous Revenues	12,500	-	12,500
Total Revenues	<u>3,124,176</u>	<u>-</u>	<u>3,124,176</u>
EXPENDITURES			
Current:			
General Government			
Administrative	440,712	-	440,712
Operating	863,458	-	863,458
Grant and Aid	301,783	-	301,783
Operating - capital	734,059	-	734,059
Total Expenditures/expenses	<u>2,340,012</u>	<u>-</u>	<u>2,340,012</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>784,164</u>	(784,164)	<u>-</u>
Change in Net Position			784,164
Net Change in Fund Balance	784,164		
Fund Balance/Net Position - Beginning	<u>3,773,068</u>		<u>3,773,068</u>
Fund Balance/Net Position- Ending	<u>\$ 4,557,232</u>		<u>\$ 4,557,232</u>

The accompanying notes are an integral part of these financial statements.

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)**

NOTES TO FINANCIAL STATEMENTS

1. Summary of Significant Accounting Policies

A. Reporting entity

Pursuant to Florida Statutes section 163 Part III, the Community Redevelopment Act of 1969 authorized governments to use tax increment financing as a means for community redevelopment. The primary purpose of this Act is to provide local governments with a source of funds to revitalize the deteriorated portions of their communities. In 1995, the Board of County Commissioners (BOCC) adopted Ordinance No. 95-6 which established the Community Redevelopment Agency (CRA) of Escambia County. The BOCC serves as the CRA Board and has all rights, powers, duties, privileges and immunities authorized by the Act. Included under the CRA jurisdiction are the following redevelopment areas referred to by location as Warrington, Brownsville, Atwood, Englewood, Ensley, Oakfield, Palafox, Barrancas, and Cantonment. All activities within the redevelopment areas are reported in a special revenue fund as a collective "CRA".

For financial reporting purposes, the CRA is a blended component unit of the primary government of Escambia County, Florida (the County), and therefore, is included as such in the Escambia County, Florida, Comprehensive Annual Financial Report as a special revenue fund.

The following is a summary of the significant principles and policies used in the preparation of these financial statements.

B. Basis of presentation – government-wide and fund financial statements

The CRA's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities, and fund financial statements which provide a more detailed level of financial information.

The statement of net position reports the CRA's financial position as of the end of the fiscal year. In this statement, the CRA's net position is restricted. The CRA does not have any capital assets or long-term obligations.

The statement of activities reports functional categories of programs provided by the CRA, and demonstrate how and to what degree those programs are supported by specific revenue. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on external fees and charges for support. The CRA has no business-type activities.

The CRA's financial records and accounts are maintained in accordance with the principles of "fund accounting," whereby resources are classified for accounting and reporting purposes into funds to ensure compliance with any special restrictions or limitations on the use of such resources. The financial transactions of the CRA are recorded in an individual special revenue fund. Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects.

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)**

NOTES TO FINANCIAL STATEMENTS

1. Summary of Significant Accounting Policies – (Continued)

C. Measurement focus and basis of accounting

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. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. 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. Expenditures generally are recognized under the *modified accrual basis of accounting* when the fund liability is incurred.

D. Funding

The primary source of revenue for the CRA is tax increment financing (TIF), whereby a portion of the difference between the amounts of ad-valorem tax levied each year within the CRA's redevelopment areas and the amounts which would have been produced by the same levy on the assessed values of taxable real property in the redevelopment areas' base year is restricted for redevelopment purposes. Only the taxes levied by the BOCC, City of Pensacola, and the Downtown Improvement Board are subject to the TIF.

E. Property Tax

Under Florida law, the assessments of all properties and the collections of all county, municipal, and school board property taxes are consolidated in the offices of the Property Appraiser and the Tax Collector. The laws of the state regulating tax assessments are also designed to assure a consistent property valuation method statewide. Florida Statutes generally permit counties to levy ad valorem taxes on real and tangible personal property at a rate not to exceed 10 mills for countywide purposes. All property is assessed at 100% of just value.

For the fiscal year 2020, the countywide operating millage rate assessed was 6.6165 mills and the CRA tax increment of that millage rate was 75.0% for the Brownsville, Warrington, Palafox, Barrancas, Englewood, Cantonment, Ensley, Atwood, and Oakfield CRAs.

All property is assessed by the Property Appraiser according to its fair market value on January 1st of each year. The certified assessment roll is delivered by the Property Appraiser to the Tax Collector. The tax levy is established by the BOCC prior to October 1st of each year and the Tax Collector incorporates the millage into the total tax levy, which includes the municipalities, special districts, and the School Board tax requirements and produces the tax bill.

All property taxes are billed in arrears and become due and payable on November 1st of each year. All unpaid taxes become delinquent on April 1st following the year which they are assessed. The legal lien date is January 1st of each year. Discounts are allowed for early payment.

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)**

NOTES TO FINANCIAL STATEMENTS

1. Summary of Significant Accounting Policies – (Continued)

F. Capital Assets

The CRA does not have title to any capital assets as any improvements made with its funding sources are contributed to the BOCC. These assets are capitalized at cost and depreciated in Escambia County's government-wide financial statements.

2. Cash and Investments

At September 30, 2020, the reported amount of the CRA's cash and investment accounts was approximately \$4.7 million and consisted of \$2.96 million of cash deposits in qualified public depositories and investments of approximately \$1.76 million. All amounts were considered insured through a combination of FDIC coverage and the Florida Security for Public Deposits Act.

3. Litigation

In the opinion of management, based on the advice of legal counsel, there are no lawsuits or claims outstanding which could have a material adverse effect on the financial position of the CRA.

Required Supplementary Information

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
SEPTEMBER 30, 2020**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final		
REVENUES				
Taxes	\$ 2,942,023	\$ 2,992,610	\$ 2,992,610	\$ -
Intergovernmental	17,500	17,500	17,500	-
Investment Income	-	-	101,566	101,566
Miscellaneous Revenues	-	-	12,500	12,500
Total Revenues	2,959,523	3,010,110	3,124,176	114,066
EXPENDITURES				
Current:				
General Government				
Administrative	513,677	525,631	440,712	84,919
Operating	1,719,693	4,138,305	863,458	3,274,847
Grant and Aid	345,735	525,035	301,783	223,252
Capital Outlay	1,060,759	1,610,263	734,059	876,204
Total Expenditures	3,639,864	6,799,234	2,340,012	4,459,222
Excess (Deficiency) of Revenues Over (Under) Expenditures	(680,341)	(3,789,124)	784,164	4,573,288
Fund Balance - Beginning	680,341	3,789,124	3,773,068	(16,056)
Fund Balance - Ending	\$ -	\$ -	\$ 4,557,232	\$ 4,557,232

**ESCAMBIA COUNTY, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of Escambia County, Florida)
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

SEPTEMBER 30, 2020

The CRA operates under budget procedures applicable to counties pursuant to Florida Statutes. An annual budget is legally adopted for the CRA on a basis consistent with accounting principles generally accepted in the United States of America. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is at the fund level.

The CRA's tentative budget is prepared by the BOCC for the ensuing fiscal year. As required by Florida Statutes, the proposed budget contains balanced statements of estimated revenues and proposed expenditures.

After public hearings, a final budget is prepared and adopted no later than September 30th. The CRA budget, which is included in Escambia County's budget, is legally enacted through passage of a resolution.

The County Budget Department is authorized to transfer budgeted amounts within and between departments of the fund; however, the Board of County Commissioners must approve any revisions that alter the total expenditures of the fund.

The budgets presented in the accompanying schedule are as originally adopted, or as legally amended, by the BOCC during the year ended September 30, 2020.

Compliance Section

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING
STANDARDS**

Board Members
Community Redevelopment Agency
Escambia County, Florida

We have audited, 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, the financial statements of the governmental activities and general fund of the Escambia County, Florida Community Redevelopment Agency (the "CRA"), 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 February 12, 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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of 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.

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, noncompliance with which could have a direct and material effect on the financial statements.

However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Warren Averett, LLC

Pensacola, Florida
February 12, 2021

**INDEPENDENT ACCOUNTANTS' REPORT ON EXAMINATION OF
COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH CHAPTER 10.550,
RULES OF THE AUDITOR GENERAL**

Board Members
Community Redevelopment Agency
Escambia County, Florida

We have examined the Escambia County, Florida Community Redevelopment Agency (the "CRA") compliance with the following requirements for the year ended September 30, 2020:

- (1) Florida Statute 218.415 in regard to investments
- (2) Florida Statutes 163.387(6) and (7) in regard to community redevelopment agencies

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 specified 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 noncompliance, whether due to fraud or error. We believe that our examination provides a reasonable basis for our opinion.

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

In our opinion, the CRA has 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 CRA and the Auditor General, State of Florida, and is not intended to be and should not be used by anyone other than these specified parties.

Warren Averett, LLC
Pensacola, Florida
February 12, 2021

MANAGEMENT LETTER

Board Members
Community Redevelopment Agency
Escambia County, Florida

Report on the Financial Statements

We have audited the financial statements of the Escambia County, Florida Community Redevelopment Agency (the "CRA"), as of and for the year ended September 30, 2020, and have issued our report thereon dated February 12, 2021.

Auditors' 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 Florida Auditor General*.

Other Reports Requirements

We have issued our Independent Auditors' Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountants' Report on Examination of Compliance Requirements in Accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated February 12, 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 annual financial audit report. No findings were reported in Escambia County, Florida's audit in the prior year.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require that we apply appropriate procedures and report 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 identification of 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.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures. 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 the 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.

Additional Matters

Section 10.554 (1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance 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 have 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 Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and applicable management and is not intended to be and should not be used by anyone other than these specified parties.

Warren Averett, LLC

Pensacola, Florida
February 12, 2021