



**DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY**

**(A component unit of the City of Deerfield Beach, Florida)**

**FINANCIAL REPORT**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

**Prepared by the Department of Financial Services**

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**For the Fiscal Year Ended September 30, 2020**  
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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors and CRA Director  
**Deerfield Beach Community Redevelopment Agency**  
Deerfield Beach, Florida

### *Report on the Financial Statements*

We have audited the accompanying financial statements of the governmental activities and the major fund of the Deerfield Beach Community Redevelopment Agency (the "Agency"), a component unit of the City of Deerfield Beach, Florida, as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Agency's 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 Agency'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 the major fund of the Agency, as of September 30, 2020, and the respective changes in financial position thereof for the fiscal 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 on pages 1 through 6, and the schedule of the Agency's proportionate share of the City's total OPEB liability, the budgetary comparison information on pages 31 through 33 be presented to supplement the financial statements. Such information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the 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 financial statements, and other knowledge we obtained during our audit of the 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 June 30, 2021 on our consideration of the Agency's internal control over financial reporting and 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 Agency'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 Agency's internal control over financial reporting.

*Marcum LLP*

Fort Lauderdale, FL  
June 30, 2021

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Management Discussion and Analysis**  
**For the Year Ended September 30, 2020**  
*(Unaudited)*

The Deerfield Beach Community Redevelopment Agency (The CRA or The "Agency") offers readers of its financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended September 30, 2020. We encourage readers to consider the information presented here in conjunction with the financial statements.

**Financial Highlights**

- The total assets on the Government-wide basis of the Community Redevelopment Agency of Deerfield Beach at September 30, 2020 increased \$2 million from \$5.2 million to \$7.3 million.
- The liabilities plus deferred inflows of the Agency exceeded assets plus deferred outflows at the close of the most recent fiscal year by \$1.6 million (net position).
- As of the close of the current fiscal year, the Agency's General fund reported an ending fund balance of \$3.9 million, a decrease of \$0.20 million. All of this amount is restricted.

**Overview of the Financial Statements**

This discussion and analysis serve as an introduction to the financial statements. The financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains supplementary information in addition to the financial statements themselves.

**Government-wide financial statements.** The government-wide financial statements are designed to provide readers with a broad overview of the finances, in a manner similar to a private-sector business and include both long-term and short-term information about the Agency's financial status.

The statement of net position presents information on all the agency's assets/deferred outflows and liabilities/deferred inflows, with the difference between the assets, liabilities, and deferred inflows/outflows 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 agency is improving or deteriorating.

The statement of activities presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in a future fiscal period.

Both of the government-wide financial statements distinguish functions of the Agency that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Agency include economic redevelopment, public safety, human services, and culture and recreation.

**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 Community Redevelopment Agency of Deerfield Beach uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Agency only reports a General fund.

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Management Discussion and Analysis**  
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*(Unaudited)*

**General fund.** The General fund is used to account for activities where the emphasis is placed on available financial resources, rather than upon net income determination. Therefore, unlike the government-wide financial statements, The General fund financial statements focus on the acquisition and use of current 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 the General fund is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the General fund with 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 General fund balance sheet and the General fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between the General fund and governmental activities.

The Community Redevelopment Agency of Deerfield Beach adopts an annual appropriated budget for its CRA fund. A budgetary comparison statement has been provided for the CRA fund to demonstrate compliance with the budget.

**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 13 - 29 of this report and should be read in conjunction with the Agency's financial statements.

**Other information.** In addition to the financial statements and accompanying notes, this report also presents certain required supplementary information (RSI) concerning the Community Redevelopment Agency of Deerfield Beach's budgetary comparison for the CRA fund. RSI can be found on page(s) 31 - 33 of this report.

**Government-Wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Community Redevelopment Agency of Deerfield Beach, assets plus deferred outflows were exceeded by liabilities plus deferred inflows by \$1.6 million at the close of fiscal year 2020.

The largest portion of the Community Redevelopment Agency of Deerfield Beach's net position of \$1.6 million, comprises of its investment in capital assets (e.g., land, buildings, equipment), less any related debt and deferred inflows/outflows used to acquire those assets that are still outstanding. The Community Redevelopment Agency of Deerfield Beach uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Community Redevelopment Agency of Deerfield Beach'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.

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Management Discussion and Analysis**  
**For the Year Ended September 30, 2020**  
*(Unaudited)*

**Summary of Net Position**  
**(In thousands)**

	Governmental Activities	
	2020	2019
Current and other assets	\$ 4,388	\$ 3,945
Capital assets	2,902	1,295
Total assets	<u>7,290</u>	<u>5,240</u>
Deferred outflows	27	-
Current liabilities	562	93
Long-term debt and other non-current liabilities	8,130	8,645
Total liabilities	<u>8,692</u>	<u>8,738</u>
Deferred inflows	184	113
<b>Net position</b>		
Net investment in capital assets	2,378	1,295
Restricted	4,678	2,274
Unrestricted	<u>(8,615)</u>	<u>(7,180)</u>
Total net position	<u>\$ (1,559)</u>	<u>\$ (3,611)</u>

An additional portion of the Community Redevelopment Agency of Deerfield Beach's net position, approximately \$4.7 million, represents resources that are subject to external restrictions on how they may be used. Unrestricted net position is a deficit of \$8.6 million. This is a result of expensing construction costs in prior years as well as operating expenses exceeding operating revenues.

The Agency's current and other assets increased by \$0.4 million from \$3.9 million to \$4.4 million due to solid gains in investment returns and increases in revenue collections strengthening cash balances. Capital assets also increased by \$1.6 million from \$1.3 million to \$2.9 million, or 124.0% from the prior year primarily due to the continued investment in the Kirk Cottrell pavilion.

Current liabilities increased from \$0.1 million to \$0.6 million. This increase was primarily attributable to accounts payable. The Agency's total noncurrent liabilities decreased from \$8.6 million to \$8.1 million, or approximately 6.0%, from the prior year due largely to the pay-down of long-term debt obligations.

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Management Discussion and Analysis**  
**For the Year Ended September 30, 2020**  
*(Unaudited)*

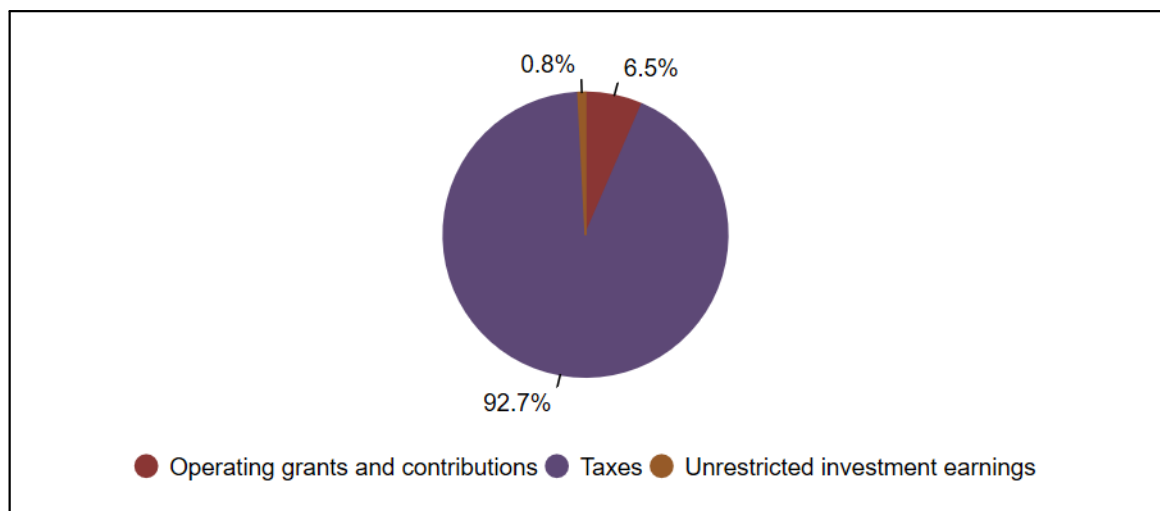
**Summary of Changes in Net Position**  
**(In thousands)**

	Governmental Activities	
	2020	2019
<b>Revenues</b>		
Operating grants and contributions	\$ 283	\$ -
General revenue		
Taxes	4,028	3,878
Unrestricted investment earnings	36	70
Total revenues	<u>4,347</u>	<u>3,948</u>
<b>Expenses</b>		
Economic Redevelopment	1,911	2,148
Public safety	53	50
Culture and recreation	62	174
Interest on long term debt	269	-
Total expenses	<u>2,295</u>	<u>2,372</u>
Change in net position	<u>2,052</u>	<u>1,576</u>
Change in net position	2,052	1,576
Net position as previously stated	<u>(3,611)</u>	<u>(5,187)</u>
Net position ending	<u>\$ (1,559)</u>	<u>\$ (3,611)</u>

**Governmental activities.** The Agency's total revenues amounted to \$4.3 million in governmental activities. Of these revenues, 92.7% is generated from taxes, operating grants/contributions and unrestricted investment earnings comprise the other 7.3%

The Agency's expenses cover a range of services. Expenditures on economic redevelopment and interest on long-term borrowing were the most significant portions.

The chart shows the percent of the total for each source of revenue supporting governmental activities.





**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Management Discussion and Analysis**  
**For the Year Ended September 30, 2020**  
*(Unaudited)*

**Financial Analysis of the Agency's General Fund**

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

**General fund.** The focus of the Community Redevelopment Agency of Deerfield Beach's General fund is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements.

As of the end of the fiscal year, the Community Redevelopment Agency of Deerfield Beach's General fund reported ending fund balances of \$3.9 million, a decrease of \$0.2 million from the prior year's ending balances of \$4.1 million.

- Overall revenues increased by \$.400 million as a result of increases in the taxable values of properties within the Agency.

The Community Redevelopment Agency Fund accounts for revenues collected from and expenditures incurred within the community redevelopment area which borders Federal Highway to the west and State Road A1A to the east. At the end of the fiscal year, the restricted and total fund balance in this fund amounted to \$3.9 million.

**Capital Assets and Debt Administration**

**Capital assets.** The Community Redevelopment Agency of Deerfield Beach's capital assets as of September 30, 2020, amounted to \$2.9 million (net of accumulated depreciation). These capital assets include buildings and Construction in progress. The total increase in the Agency's capital assets for the current fiscal year was 124% due to capitalization of ongoing project costs. The following table summarizes the Agency's capital assets.

**Schedule of Capital Assets  
(Net of Depreciation)**

	Governmental Activities	
	2020	2019
Buildings	\$ 524,848	\$ 538,661
Construction in progress	2,378,209	756,504
Total	\$ 2,903,057	\$ 1,295,165

Major capital asset events during the fiscal year included the following:

- Kirk Cottrell Pavilion – \$1.6 million

Additional information on the Community Redevelopment Agency of Deerfield Beach's capital assets can be found in Note II (C) on page 23 of this report.

**Deerfield Beach Community Redevelopment Agency**  
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**Management Discussion and Analysis**  
**For the Year Ended September 30, 2020**  
*(Unaudited)*

**Long-term debt.** At year-end, the Community Redevelopment Agency of Deerfield Beach had \$7.8 million in outstanding covenant bonds (for which the Agency must “covenant” and appropriate funds necessary to pay the annual debt service), but which are primarily backed by the City.

The Agency, as a component unit of the City of Deerfield Beach, carries similar credit rating for its debt secured by its covenant-to-budget and appropriate non-ad valorem revenue was recently upgraded from “AA-“ to “AA” by Standard & Poor’s Global Ratings. The City/Agency’s credit profile for its covenant-to-budget and appropriate debt from Fitch Ratings remained the same at “AA-.”

**Community Redevelopment Agency of Deerfield Beach's Outstanding Debt**  
**(Bonds, Loans, and Leases Payable)**

	Governmental Activities	
	2020	2019
Covenant Bonds	\$ 7,810,000	\$ 8,645,000

**Economic Factors and Next Year's Budget**

The Agency evaluated the long-term impacts of the national and local economies in conjunction with its business decisions. For the upcoming year, the Agency will focus its efforts on initiatives aimed at economic re-development and increased tourism. Through the CRA's debt service payment for outstanding debt, the CRA's fund balance position is anticipated to improve.

**Request for Information**

This financial report is designed to provide a general overview of the Community Redevelopment Agency of Deerfield Beach’s finances for all those with an interest in the Agency's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Chief Financial Officer, Community Redevelopment Agency of Deerfield Beach, 150 N.E. 2<sup>nd</sup> Avenue, Deerfield Beach, Florida 33441.

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Statement of Net Position**  
**As of September 30, 2020**

	Governmental Activities
<b>Assets</b>	
Current and other assets	
Interest receivable	\$ 3,971
Restricted assets	
Temporarily restricted	
Cash and cash equivalents	1,721,103
Investments	2,662,589
Capital assets, net of accumulated depreciation	
Non-depreciable	2,378,209
Capital assets, net of accumulated depreciation	524,848
Total capital assets, net of accumulated depreciation	2,903,057
Total assets	7,290,720
<b>Deferred outflows of resources</b>	
OPEB	27,331
 <b>Liabilities and Net Position</b>	
Liabilities	
Accrued payroll	14,076
Accrued interest payable	72,210
Payable from restricted assets	
Deferred inflows	475,600
Non-current liabilities	
Due within one year:	
Bonds payable	860,000
Due in more than one year:	
Total OPEB liability	320,481
Bonds payable	6,950,000
Total liabilities	8,692,367
<b>Deferred inflows of resources</b>	
OPEB	183,901
<b>Net position</b>	
Net investment in capital assets	2,378,209
Restricted net position	
Economic environment	4,678,113
Unrestricted	(8,614,539)
Total net position	\$ (1,558,217)

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

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Statement of Activities**  
**For the Year Ended September 30, 2020**

	Program Revenues			Net Revenue (Expense) and Change in Net Position	
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
<b>Function/Programs</b>					
Expenses:					
Economic Redevelopment	\$ 1,910,471	\$ -	\$ -	\$ -	\$ (1,910,471)
Public safety	52,711	-	-	-	(52,711)
Transportation	-	-	283,147	-	283,147
Culture and recreation	62,409	-	-	-	(62,409)
Interest on long term debt	268,781	-	-	-	(268,781)
Total expenses	<u>2,294,372</u>	<u>-</u>	<u>283,147</u>	<u>-</u>	<u>(2,011,225)</u>
Total primary government	<u>\$ 2,294,372</u>	<u>\$ -</u>	<u>\$ 283,147</u>	<u>\$ -</u>	<u>\$ (2,011,225)</u>
<b>General Revenues:</b>					
Incremental property taxes					\$ 2,262,860
Intergovernmental					1,764,897
Unrestricted investment earnings					36,497
Miscellaneous revenues					<u>12</u>
Total general revenues					4,064,266
Change in net position					2,053,041
Net position - beginning					<u>(3,611,258)</u>
Net position - ending					<u>\$ (1,558,217)</u>

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

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Balance Sheet**  
**General Fund**  
**September 30, 2020**

**Assets**

Cash and cash equivalents	\$ 1,721,103
Investments	2,662,589
Interest receivable	3,971
Total assets	<u>\$ 4,387,663</u>

**Liabilities:**

Accounts Payable	
Vendors payable	253,357
Retainage payable	222,242
Accrued payroll	14,076
Total liabilities	<u>489,675</u>

**Fund Balance (Deficit)**

Restricted for:	
Community Redevelopment programs	3,897,988
Total fund balance (deficit)	<u>3,897,988</u>
Total liabilities and fund balance (deficit)	<u>\$ 4,387,663</u>

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

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Reconciliation of the Balance Sheet of General Fund**  
**to the Statement of Net Position**  
**September 30, 2020**

Fund balances, total General fund: \$ 3,897,988

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the General fund.

Governmental capital assets	2,930,681	
Accumulated depreciation	<u>(27,624)</u>	
Net capital assets		2,903,057

Long-term liabilities, including bonds payable, are not due and payable in the current period and are not reported in the General fund.

Accrued interest payable	(72,211)	
Bonds payable	(7,810,000)	
Total OPEB liability	<u>(320,481)</u>	
Total		(8,202,692)

Deferred Outflows related to OPEB	27,331	
Deferred Inflows related to OPEB	<u>(183,901)</u>	
Total		<u>(156,570)</u>

Net position of governmental activities \$ (1,558,217)

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

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**General Fund**  
**For the Year Ended September 30, 2020**

<b>Revenues</b>	
Property taxes	\$ 4,027,757
Intergovernmental	283,147
Investment earnings	36,497
Donations/contributions	12
Total revenues	<u>4,347,413</u>
<b>Expenditures</b>	
Current	
Economic environment	1,934,643
Public Safety	52,711
Culture and recreation	62,409
Capital outlay	1,621,705
Debt service	
Principal retirement	<u>835,000</u>
Total expenditures	<u>4,506,468</u>
Excess (deficiency) of assets over expenditures	(159,055)
Fund balance, beginning of year	<u>4,057,043</u>
Fund balance, end of year	<u><u>\$ 3,897,988</u></u>

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

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in**  
**Fund Balances of General Fund the Statement of Activities**  
**For the Year Ended September 30, 2020**

Net Change in Fund Balance - General Fund \$ (159,055)

Amounts reported for governmental activities in the statement of activities are different because:

General fund reports capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported in depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.

Capital outlay	1,621,705	
Depreciation	<u>(13,812)</u>	
		1,607,893

Some expenses reported in the statement of activities do not require the use of current financial resources, and therefore are not reported in the fund:

Other postemployment benefit expense		37,987
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The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to the General fund, while the repayment of the principal of long-term debt consumes the current financial resources to the General fund. Neither transaction, however, has any effect on net position. Also, the General fund reports the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Long-term debt principal repayments		835,000
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Interest on long-term debt in the statement of activities differs from the amount reported in the General fund because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due. The interest expense reported in the statement of activities is the result of accrued interest on bonds payable.

	<u>268,784</u>	
Change in net position of governmental activities		<u><u>\$ 2,053,041</u></u>

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



**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Index to Notes to the Financial Statements**  
**September 30, 2020**

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**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Notes to the Financial Statements**  
**September 30, 2020**

**I. Summary of Significant Accounting Policies**

This summary of the Deerfield Beach Community Redevelopment Agency's (the "CRA or The "Agency") significant accounting policies is presented to assist the reader in interpreting the financial statements and other information in this report. The policies are considered essential and should be read in conjunction with the accompanying financial statements.

The financial statements include both government-wide and fund financial statements. The government-wide focus is on the sustainability of the Agency as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The focus of the fund financial statements is on the General fund.

**A. Financial Reporting Entity**

The Agency is a separate legal entity, which is largely responsible for redevelopment of the area that encompasses most of the beach district and the area along Hillsboro Boulevard from Federal Highway to the Atlantic Ocean, and was established in November 1999. The CRA is governed by a board which is comprised of the City of Deerfield Beach's (the "City"), elected officials, and management of the City has operational responsibility of the CRA. The CRA is also fiscally dependent upon the City. Accordingly, the CRA is a blended component unit and is presented as a special revenue fund in the City's annual financial report. The CRA has a September 30 year-end.

Revenues for the Agency are generated primarily from Tax Increment Financing (TIF). This revenue is computed by applying the operation tax for the City, Broward County, the North Broward Hospital District, multiplied by the increased value of property within the CRA over the base property value minus 5%. The City, Broward County and the North Broward Hospital District are required to fund this amount annually without regard to tax collections or other obligations.

**B. Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the Agency's transactions. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the General fund, with a reconciliation to the government-wide financial statements.

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Notes to the Financial Statements**  
**September 30, 2020**

**I. Summary of Significant Accounting Policies**

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

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 revenues as soon as all eligibility requirements imposed by the provider have been met. The General 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 if they are collected within three months of the end of the current fiscal period, with the exception of property tax revenue, which is deferred unless taxes are received within sixty days subsequent to year-end. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, are recorded only when payment is due.

Property taxes (when levied), intergovernmental revenue (when the eligibility requirements are met), as well as interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period, if available. All other revenue items are considered to be measurable and available only when cash is received by the Agency.

The Agency reports the following fund:

The **Community Redevelopment Agency Fund (the General fund)** accounts for the proceeds of tax increment revenues and the related expenditures for redevelopment of the area that hovers along Hillsboro Boulevard and that encompasses most of the beach district from Federal Highway to the Atlantic Ocean.

Amounts reported as general revenues are primarily from tax increments contributed by the City, Broward County and Broward Health.

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

**D. New Accounting Pronouncements Adopted**

The Agency implemented the following GASB Statement during the year ended September 30, 2020:

GASB Statement No. 88, *Certain Disclosures Related to Debt* including *direct borrowings and Direct Placements*. This Statement aims to improve the information that is disclosed in notes to government financial statements related to debt.

This statement defines debt for purpose of disclosure in notes to the financial statements as a liability that arises from a contractual obligation to pay cash (or other assets that may be used in lieu of cash) in one or more payments to settle an amount that is fixed at the date the contractual obligation is established.

This Statement requires that additional essential information related to debt be disclosed in notes to financial statements including unused lines of credit, assets pledged as collateral for the debt, and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences and significant acceleration clauses.

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**I. Summary of Significant Accounting Policies**

**E. Assets, Liabilities, Deferred Inflows/Outflows of Resources, and Net Position or Equity**

**1. Deposits and Investments**

The Agency's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. The Agency has established an investment policy in accordance with Section 218.415, Florida Statutes that allows the Agency to invest in relatively low-risk securities, such as the State Treasurer's Investment Pool FLORIDA PRIME, and U.S. Government and Agencies securities. In accordance with GASB all investments of the Agency have been reported at fair value except money market funds and the State Treasurer's Investment Pool which its reported value is the same as the value of the pool shares and is recorded at amortized cost. Resources have been combined into investment pools for the purpose of maximizing investment yields. Investment revenue is comprised of interest and dividends and realized gains and losses on investments. Net increase (decrease) in the fair value of investments is comprised of unrealized gains and losses on investments. Investment earnings on pooled investments are allocated monthly based upon equity balances of the respective funds. Accrued interest on pooled investments is grouped with investments on the balance sheet at year-end.

**2. Receivables and Payables**

Activity between the Agency and the City of Deerfield Beach that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from City" (i.e., the current portion of interfund loans) or "advances to/from other city" (i.e., the noncurrent portion of interfund loans).

**3. Restricted Assets**

Certain resources are set aside for economic redevelopment and are classified as restricted assets.

**4. Capital Assets**

Capital assets, which include property, plant, equipment, intangibles, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental government-wide statements. Capital assets are defined by the Agency as assets with an initial individual cost of \$3,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost, if purchased or constructed. 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 the asset's life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

The Agency's property, plant and equipment are depreciated using the straight line method over the following estimated useful lives:

<u>Asset Type</u>	<u>Years</u>
Buildings	40
Building improvements	20
Other infrastructure	20 - 50
Equipment	5 - 10

In the General fund financial statements, capital assets are reported as expenditures and no depreciation expense is recorded.

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**I. Summary of Significant Accounting Policies**

**E. Assets, Liabilities, Deferred Inflows/Outflows of Resources, and Net Position or Equity**

**5. Deferred Outflows/Inflows of Resources**

The statements of net position require the inclusion of a separate section for deferred outflows of resources. A deferred outflow of resources represents the usage of net position that is applicable to future periods.

The statements of net position, also include a separate section for deferred inflows of resources, which represent the acquisition of net position which is applicable to future periods that will be recognized as revenue (or serve as a reduction of expenses) in a future period.

**6. Compensated Absences**

The Agency's participates in the City's compensated absence plan. It is the City's policy to permit employees to accumulate earned, unused vacation and sick pay benefits. A portion of accumulated sick pay benefits are paid upon separation based on the number of years of service. All vacation pay and applicable portions of sick pay balances are accrued when incurred in the government-wide statement. A liability for these amounts is reported in the General fund only if they have matured, for example, as a result of employee resignations and retirements.

**7. Long-term Obligations**

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the government-wide statements of net position. Bonds payable are reported net of the applicable bond premium or discounts. Bond premiums and discounts are amortized over the life of the bonds using the effective interest method. Deferred amounts (the difference between the reacquisition price and the net carrying amount) on refundings are amortized over the shorter of the remaining life of the old debt or the life of the new debt using the straight line method, which does not result in a material difference from the effective interest method. Debt issuance costs, except for the portion which relates to prepaid insurance costs, are recognized as an expense in the period incurred. Prepaid insurance costs are reported as an asset and are recognized as expense on a straight line basis over the duration of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts are reported as other financing uses. Debt principal payments, interest expense issuance costs, and interest, whether or not withheld from actual debt proceeds, are reported as debt service expenditures.

**8. Fund Equity/Net Position**

In accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, governmental funds report separate classifications of fund balance. The non-spendable fund balance classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The restricted fund balance is defined as having restrictions (a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation. Committed fund balance is defined as amounts that can only be used for specific purposes pursuant to constraints imposed by formal action (resolution) performed prior to year-end, of the Agency Commission. Assigned fund balance represents amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. Unassigned Fund Balance only for General Fund, includes the remaining fund balance, or net resources available for any purpose. Unassigned fund balance represents amounts that are not constrained in any way.

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**I. Summary of Significant Accounting Policies**

**E. Assets, Liabilities, Deferred Inflows/Outflows of Resources, and Net Position or Equity**

**8. Fund Equity/Net Position**

When an expenditure is incurred for purpose for which both restricted and unrestricted fund balance is available, the Agency considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned or unassigned fund balances are available, the Agency considers amounts to have been spent first out of committed funds, then assigned funds and finally unassigned funds, as needed, unless the CRA Board has provided otherwise in its commitment or assignment actions.

The government-wide financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

The following table shows the Agency's fund balance classification for the General fund as of September 30, 2020.

	<u>General Fund</u>
<b>Restricted:</b>	
Community Redevelopment programs	\$ 3,897,988
Total fund balances	\$ 3,897,988

**Net Investment in Capital Assets** – is intended to reflect the portion of net position which is associated with capital assets (net of accumulated depreciation), less outstanding capital asset related debt, net of unspent bond proceeds and deferred inflow/outflow of resources that are attributed to the acquisition of those assets or related debt which are included in this component of net position.

**Restricted Net Position** – The Agency has third-party (statutory bond covenant or granting agency) limitations on their use or limitations which have been imposed through enabling legislation.

The government-wide statement of net position reports \$4,678,113 of restricted net position.

**Unrestricted Net Position** – has no third-party limitations as to its use, and consists of all net position that does not meet the definition of the other two components, and any net deficits that exist.

**9. Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, deferred outflows and inflows of resources at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from management's estimates.

**II. Detailed Notes**

**A. Deposits and Investments**

**1. Deposits**

The deposits of the Agency, including time deposit accounts, demand deposit accounts and certificates of deposit, are defined as public deposits. Pursuant to the Agency's policies, all of the Agency's deposits are held in qualified public depositories pursuant to Chapter 280.03 of the Florida Statutes, "Florida Security for Public Deposits Act." Under the Act, all qualified public depositories are required to pledge eligible collateral having fair value equal to or greater than the average daily or monthly balance of all public deposits, times the depository's collateral pledging level. The pledging level may range

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**II. Detailed Notes**

**A. Deposits and Investments**

**1. Deposits**

from 50% to 125% depending upon the depository's financial condition and establishment period. All collateral must be deposited with an approved financial institution. Any losses to public depositors are covered by applicable deposit insurance, sale of securities pledged as collateral and, if necessary, assessments against other qualified public depositories of the same type as the depository in fault. When public deposits are made in accordance with Chapter 280, no public depositor shall be liable for any loss. At September 30, 2020, the carrying amount of the Agency's deposits totaled \$1,721,103.

**2. Investments**

Authorized Investments

The Agency's investments are categorized as investments for the Agency as a whole (hereinafter referred to as "general Agency investments"). The Agency is authorized by statute and policy to invest public funds (general Agency investments) in interest-bearing savings accounts, money market accounts and checking accounts, obligations of the United States government, its agencies and instrumentalities; certificates of deposit that are fully insured and collateralized; high-grade commercial paper, repurchase agreements having a defined termination date and collateralized by U.S. Treasury obligations; and Local Government Surplus Trust Funds, as administered by the Florida State Board of Administration ("SBA"). The Agency invested funds throughout the year in the Florida PRIME, which is not Securities and Exchange Commission ("SEC") registered, but which qualifies as a fluctuating net asset value ("NAV") pool. The Agency's investment in the SBA Florida PRIME at September 30, 2020 represented less than 1% of the total investment assets of the SBA. The Community Redevelopment Agency of Deerfield Beach invests in the pool, the value of the Agency's position is the same as the value of the pool shares and is recorded at amortized cost. At September 30, 2020, the Agency's investment equaled \$2,662,589.

In accordance with GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*, the Agency's investments in the Florida PRIME meets the definition of a qualifying investment pool that measures, for financial reporting purposes, all of its investments at amortized cost and should disclose the presence of any limitations or restrictions on withdrawals. As of September 30, 2020, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100 percent of their account value.

The Florida Municipal Investment Trust (as administered by the Florida League of Cities) is an authorized investment under Section 218.415(115), Florida Statutes, for units of local government in Florida. The operation and administration of the Trust is the responsibility of a Board of Trustees, who are selected from the ranks of elected officials of governmental entities participating in the Trust. The fair value of the Agency's position in the Trust is the same as the value of the pool share.

The overriding objectives of the Agency's investment policy are preservation of its principal investment, while providing for liquidity and maximization of investment income.

As of September 30, 2020, the Agency had the following investments:

Investment in Florida PRIME	\$ 796,763
U.S. Government and agency securities	<u>1,865,826</u>
Total	<u>\$ 2,662,589</u>

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**II. Detailed Notes**

**A. Deposits and Investments**

**2. Investments**

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest rates. In accordance with the Agency's investment policy, the Agency minimizes the interest rate risk of investments in the portfolio by placing limitations on the duration of such investments. With the exception of funds reserved for capital projects, all of the Agency's general investments shall be limited to instruments maturing within two years of purchase. This ensures that securities mature to meet cash requirements for operations, thereby avoiding the need to sell securities in the open market prior to maturity.

Information about the sensitivity of the fair values of the Agency's investments to market interest rate fluctuations is provided by the following tables that shows the distribution of the Agency's investments by maturity:

(CRA General Investments) Investment Type	Maturities (in Years)	
	Less Than 1	1-5
Florida PRIME	\$ 796,763	\$ -
U.S. Government Agency Securities	1,865,826	-
Total	<u>\$ 2,662,589</u>	<u>\$ -</u>

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization (NRSRO's). State law limits investments in commercial paper and corporate bonds to the top 3 ratings issued by NRSRO's. All Treasury obligations are guaranteed by the good faith and credit of the United States and are therefore not subject to credit risk. The amounts held in the Florida PRIME is rated by Standard and Poor's.

Concentration of Credit Risk

The Agency limits its investments in any one issuer to no more than 5% of total investments, except for investments issued or explicitly guaranteed by the government and investments in mutual funds, external investment pools, and other pooled investments, which are excluded from this requirement. There were no individual investments that represented 5% or more of the Agency's total investments at September 30, 2020.



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**II. Detailed Notes**

**A. Deposits and Investments**

**2. Investments**

Custodial Credit Risk

The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. With the exception of the investments with the SBA, all of the Agency's general investments were held by the Agency's custodial bank and were registered in the Agency's name as of year-end.

**Fair Value Hierarchy**

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The Plan categorizes its fair value measurements with the fair value hierarchy established by generally accepted accounting principles. The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels based on the extent to which inputs used in measuring fair value are observable in the market. Investments measured and reported at fair value are classified and disclosed in one of the following categories:

Level 1 - Investments traded in an active market with available quoted prices for identical assets as of the reporting date.

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**II. Detailed Notes**

**A. Deposits and Investments**

**Fair Value Hierarchy**

Level 2 - Inputs to the valuation methodology are based upon observable inputs for the assets either directly or indirectly, other than those considered Level 1 inputs, which may include quoted prices for identical assets in markets that are not considered to be active, and quoted prices of similar assets in active or inactive markets.

Level 3 - Inputs to the valuation methodology are based upon unobservable inputs.

	Fair Value Measurements Using		
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
	Total		
<b>Investments by fair value level</b>			
Debt securities:			
U.S. Government and agency securities	\$ 1,865,826	\$ 1,865,826	\$ - \$ -
Total investments by fair value level	1,865,826	\$ 1,865,826	\$ - \$ -
 Florida PRIME (exempt)	796,763		
Total investments	\$ 2,662,589		

**B. Receivables and Payables**

The Community Redevelopment Agency (CRA) receivables at September 30, 2020 were as follows:

	CRA
<b>Receivables:</b>	
Interest	\$ 3,971
Net receivables	\$ 3,971

Accounts payables at September 30, 2020 are as follows:

	Vendors	Retainage	Total Payables
<b>Governmental activities and General Fund:</b>			
Community Redevelopment Agency	\$ 253,358	\$ 222,242	\$ 475,600

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**II. Detailed Notes**

**C. Capital Assets**

The following is a summary of capital asset activity for the year ended September 30, 2020:

<b>Governmental activities:</b>	Beginning Balance	Increases	Decreases	Total
<b>Capital assets not being depreciated:</b>				
Construction in progress	\$ 756,504	\$ 1,621,705	\$ -	\$ 2,378,209
<b>Capital assets being depreciated:</b>				
Buildings	552,472	-	-	552,472
<b>Less: accumulated depreciation for:</b>				
Buildings	13,811	13,813	-	27,624
Total capital assets being depreciated, net	538,661	13,813	-	524,848
Governmental activities capital assets, net	<u>\$ 1,295,165</u>	<u>\$ 1,607,892</u>	<u>\$ -</u>	<u>\$ 2,903,057</u>

Depreciation expense was charged to functions/programs as follows:

<b>Governmental activities:</b>	
Economic Environment	\$ 13,813
Total depreciation expense - governmental activities	<u>\$ 13,813</u>

**D. Long-Term Debt**

**1. Governmental Activities Debt:**

- *Covenant Bonds*, Series 2012B-1 – The original amount of this issue was \$20,090,000. The Agency is responsible for 73% of the debt. The proceeds of this bond issue were to repay previously issued debt as well as to finance the construction of parks and right of way improvements, in addition to street improvements. The interest rates on these bonds range from 2.00% to 4.00%. Principal is due annually on October 1st and interest is payable semi-annually on April 1st and October 1st, with the final maturity date being October 1, 2032. The Agency is responsible for 73% of the principal and interest payments. The remaining 73% portion of outstanding bonds of this issue total \$7,810,000 with total interest payable of \$860,000 over the remainder of the term of the bonds. For the current year, principal and interest of \$835,000 was paid from the Agency.
- Covenant bonds are limited obligations of the CRA, payable solely from non-advallorem revenues set aside by the agency in its annual budget. In the event of default, the payment of principal and interest, owners of the bonds shall have remedies as specified by the federal bankruptcy code, the bond indenture of and any bond policy insurance.

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**II. Detailed Notes**

**D. Long-Term Debt**

**2. Changes in Long-Term Liabilities:**

The following is a summary of changes in long-term liabilities for the year ended September 30, 2020:

<b>Governmental activities:</b>	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Covenant bonds	\$ 8,645,000	\$ -	\$ 835,000	\$ 7,810,000	\$ 860,000
Total governmental activities long-term liability	<u>\$ 8,645,000</u>	<u>\$ -</u>	<u>\$ 835,000</u>	<u>\$ 7,810,000</u>	<u>\$ 860,000</u>

**3. Summary of Annual Debt Service Requirements**

The annual debt service requirements to maturity for debt outstanding as of September 30, 2020 are as follows:

<b>Year Ending September 30</b>	<u>Governmental Activities Debt</u>		
	<u>Covenant Bonds</u>		
	Principal	Interest	Total
2021	\$ 860,000	\$ 120,678	\$ 980,678
2022	735,680	227,022	962,702
2023	766,080	198,673	964,753
2024	790,400	160,929	951,329
2025	814,720	112,830	927,550
2026-2030	3,013,200	234,943	3,248,143
2031-2035	829,920	28,719	858,639
Total	<u>\$ 7,810,000</u>	<u>\$ 1,083,794</u>	<u>\$ 8,893,794</u>

**III. Other Information**

**A. Restricted Assets**

The amounts shown below are those assets restricted by sources external to the Agency. Ordinances and bond covenants pertaining to long-term debt and other agreements require segregation and restriction of certain assets represented by the following amounts as of September 30, 2020:

<u>Governmental Activities</u>	<u>Total</u>
Community Redevelopment Agency	<u>\$ 4,383,692</u>
Total governmental activities restricted assets	<u>\$ 4,383,692</u>

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**III. Other Information**

**B. Restricted Net Position**

Restricted net position in the government-wide statements include the following:

<u>Purpose</u>	<u>Amount</u>
Improvements to and programs within the Community Redevelopment Area	\$ 4,678,113
Total restricted net position - governmental activities	<u>\$ 4,678,113</u>

**C. Community Redevelopment Agency**

Pursuant to Florida Statute 163.387, listed below is a summary of the sources and amounts of deposits to, and the purpose and amounts of withdrawals from, the Community Redevelopment Agency Funds (CRA) for the fiscal year ended September 30, 2020:

	<u>Deposits</u>	<u>Withdrawals</u>
<b>Source of deposits:</b>		
Tax increment revenues	\$ 4,310,904	\$ -
Investment income	36,497	-
Other revenue	12	-
<b>Purpose of withdrawals:</b>		
Debt service - principal	-	904,579
Other contractual	-	215,341
Administrative and overhead	-	1,691,055
Economic development	-	1,684,114
Supplies	-	11,379
Total	<u>\$ 4,347,413</u>	<u>\$ 4,506,468</u>

**IV. Other Post Employment Benefits**

**A. Plan Description**

The Agency's Executive Director is eligible for participation in the City's OPEB Plan. The agency and the City account for postemployment health care benefits provided, in accordance with GASB Statement No. 75. The below is taken directly from the City's audited financial statements; Notes to the Financial Statements. As of September 30, 2020, the OPEB plan covered 357 active members and 211 retirees. As such, The Agency has presented their proportionate share of the City's total OPEB liability as of September 30, 2020.

Benefit Description and Funding Policy

The City of Deerfield Beach's Retiree Health Care Plan (Plan) is a single employer defined benefit postemployment health care plan that covers eligible retired employees of the City. The plan which is administered by the City, allows employees who retire and meet retirement eligibility requirements under one of the City's retirement plans to continue health and life insurance coverage as a participant in the City's plan. For purpose of applying Paragraph 4 under Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions, the Plan does not meet the requirements for an OPEB plan administered through a trust.

Pursuant to Section 112.0801, Florida Statutes, general employees, who retire from the City may continue their participation in a City-sponsored health and/or dental insurance plan at the same premiums applicable to active employees. Since retiree claims are expected to result in higher costs to the plan, on

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**IV. Other Post Employment Benefits**

**A. Plan Description**

average, than those for active employees on an actuarial basis, there is an implicit subsidy included in the premiums for the retirees.

*Investments.* The OPEB plan does not have a formal investment policy. The City uses the Pay-As-You-Go-Approach of funding to provide benefits to participants of the plan.

*Benefits.* Benefit provisions and City contribution requirements are established and may be amended by the City Commission. The City currently provides direct subsidies for certain retirees by paying a portion of the retiree's premium for individual coverage.

*Employees Covered by benefit terms.* As of September 30, 2020, the Agency had one employee participating in the plan.

**B. Discount Rate and Sensitivity Disclosures**

Discount Rate

The City's OPEB plan does not have a GASB compliant trust; therefore, the discount rate equals the tax exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date.

A discount rate of 3.58% was used to measure the September 30, 2019 Total OPEB Liability. A discount rate of 3.58% was used for the beginning of the measurement period. These rates are based on the Fidelity 20-Year Municipal GO AA Index - daily rate closest or equal to but not later than the respective measurement dates.

Sensitivity of the Total OPEB Liability to the Discount Rate Assumption

The chart below represents the agency's share of the City's total OPEB liability, calculated using the 3.58%, discount rate, as well as what the total OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower (2.58%) or 1-percentage point higher (4.58%) than the current rate.

Measurement date: October 1, 2019

	1% Decrease	Current Discount Rate	1% Increase
Discount Rate	2.58 %	3.58 %	4.58 %
Total OPEB Liability	\$ 385,161	\$ 320,481	\$ 271,295

Sensitivity of the Total OPEB Liability to the Healthcare Cost Trend Rate Assumption

The chart below represents the total OPEB liability of the agency, calculated using the 4.0% to 8.0%, as well as what the total OPEB liability would be if it were calculated using a healthcare trend rate that is 1 percentage point lower (3.0% to 7.0%) or 1 percentage point higher (5.0% to 9.0%) than the current rate.

	1% Decrease	Current Healthcare Cost Trend Rate	1% Increase
Discount Rate	3.0% to 7.0%	4.0% to 8.0%	5.0% to 9.0%
Total OPEB Liability	\$ 269,350	\$ 320,481	\$ 389,406

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**IV. Other Post Employment Benefits**

**C. Actuarial Assumptions and Other Inputs**

The Total OPEB Liability was determined based on several actuarial assumptions using the Actuarial Cost Method. Total OPEB liability was calculated by an actuarial valuation as of September 30,2018, with a measurement date of September 30,2019, using the following assumptions, applied to all prior periods included in the measurement:

Measurement Date	09/30/2019
Actuarial valuation date	09/30/2018
Inflation	2.50%
Salary increases	6%
Discount Rate	3.58%
Projected salary increases	4.0% - 8.0%
Healthcare cost trend rates	8.0% based on the Getzen Model
Retirees' share of benefit-related costs	Retirees pay various portions of full blended premium for individual coverage.

Discount rate - based on the Fidelity 20-Year Municipal GO AA Index

Mortality rates – Healthy members based on various RP-2000 mortality tables with varying collar

adjustments and generational mortality improvements with Scale BB. Disabled Employees based on RP-2000

Disabled mortality tables setback 4 years for males and set forward 2 years for females with no projected improvements.

Experience Study – The actuarial assumptions used in the October 1, 2016 actuarial valuation for certain members are based upon results of experience studies conducted by the Florida Retirement System as of 2014.

**D. Statement of OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB under GASB Statement No. 75**

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB - Reporting Date.

Negative OPEB Expense for Fiscal Year Ended September 30, 2020	\$ (22,900)
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**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Notes to the Financial Statements**  
**September 30, 2020**

**IV. Other Post Employment Benefits**

**D. Statement of OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB under GASB Statement No. 75**

For the fiscal year ended September 30, 2020, the City reported deferred outflows and inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between actual and expected experience	\$ -	\$ 165,537
Changes of assumptions	12,244	18,364
Employer contributions subsequent to measurement date	15,087	-
Total	\$ 27,331	\$ 183,901

The projected Deferred Outflow for Amounts Paid by the City for OPEB Benefits and

Administrative expenses after the Measurement Date and Prior to the Reporting Date to be recognized in OPEB expense are as follows:

The Summary of Deferred Outflows and (Inflows) of Resources Related to OPEB that will be recognized in OPEB expense are as follows:

Deferred inflows of resources of \$183,901 are the result of a change in assumption and differences between actual and expected experience which decreased the Total OPEB liability, and of which \$(22,900) was recognized in OPEB expense at September 30, 2020. The remainder of the balance will be recognized in OPEB expense as follows:

Year Ending September 30,	Amount
2021	\$ (56,826)
2022	(38,462)
2023	(38,462)
2024	(38,462)
2025	555
	\$ (171,657)



**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Notes to the Financial Statements**  
**September 30, 2020**

**IV. Other Post Employment Benefits**

**E. Components of OPEB Expense**

For the fiscal year ended September 30, 2020, the following components were included in the calculation of OPEB expense.

Valuation Date		October 2018
Measurement Date		October 1, 2019
Reporting Date		September 30, 2020
Service Cost	\$	14,878
Interest		11,386
Current Year Amortization of Experience Difference		(41,384)
Current Year Amortization of Change in Assumptions		<u>(7,780)</u>
Total OPEB Expense	\$	<u><u>(22,900)</u></u>

## **Required Supplementary Information**

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Required Supplementary Information**  
**Schedule of the Agency's Proportionate Share of the Total OPEB Liability**

September 30th	<u>2020</u>
Agency's proportion of the Total OPEB liability	\$ 320,481
Agency's proportion of the total OPEB liability	0.010
Agency's covered employee payroll	261,047
Agency's proportionate share of the total OPEB liability as a percentage of its covered employee payroll	75.10 %

This schedule is presented as required by accounting principles generally accepted in the United States of America, however, until a full 10-year trend is compiled, information is presented for those years available.

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Budgetary Comparison Schedule (Unaudited)**  
**Community Redevelopment Agency**  
**For the Year Ended September 30, 2020**

	Budgeted Amounts		(Budgetary Basis)	Variance with
	Original	Final	Actual Amounts	Final Budget Positive (Negative)
<b>Revenues:</b>				
Property taxes	\$ 4,032,238	\$ 4,032,238	\$ 4,027,757	\$ (4,481)
Intergovernmental	-	-	283,147	283,147
Investment earnings	50,000	50,000	36,497	(13,503)
Miscellaneous	8,500	8,500	12	(8,488)
Total revenues	4,090,738	4,090,738	4,347,413	256,675
<b>Expenditures</b>				
Current:				
Economic environment	3,481,966	3,481,966	2,904,876	(577,090)
Public Safety	55,000	55,000	52,711	2,289
Culture and recreation	187,500	187,500	70,479	117,021
Capital outlay	2,592,959	2,592,959	2,348,699	244,260
Debt service				
Principal retirement	-	-	835,000	(835,000)
Total expenditures	6,317,425	6,317,425	6,211,765	105,660
Excess (deficiency) of revenues over (under) expenses	(2,226,687)	(2,226,687)	(1,864,352)	151,015
Fund balance, beginning of year	4,057,043	4,057,043	4,057,043	-
Fund balance, end of year	\$ 1,830,356	\$ 1,830,356	\$ 2,192,691	\$ 151,015

	GAAP Basis Actual	Net Encumbrances*	Non-GAAP Basis Actual
<b>Reconciliation of Budget and Actual:</b>			
Current expenditures	\$ 2,049,763	\$ 978,303	\$ 3,028,066
Capital outlay	1,621,705	726,994	2,348,699
Debt Service	835,000	-	835,000
Total expenditures	\$ 4,506,468	\$ 1,705,297	\$ 6,211,765

\* In the above reconciliation, "net encumbrances" represents the difference between the encumbrances outstanding as of September 30, 2020 and the outstanding encumbrances as of September 30, 2019 which were paid during fiscal year 2020.

**Deerfield Beach Community Redevelopment Agency**  
**(A Component Unit of the City of Deerfield Beach, Florida)**  
**Notes to the Budgetary Schedule**  
**For the Year Ended September 30, 2020**  
(Unaudited)

**1. Budgetary Information**

The Agency adopts an annual operating budget on a non-GAAP basis for the General Fund. Budgets are legally adopted for the Agency. The level of budgetary control is the department. The CRA Board is authorized to transfer budgeted amounts within departments. Revisions increasing or decreasing the total budget for a department or fund require CRA Board approval.

For budgetary control purpose, encumbrance accounting is utilized, whereas purchase orders, contracts and other financial commitments for expenditures are recorded in order to reserve that portion of the applicable appropriation. Encumbrances outstanding at year-end are reported as appropriations of the fund balance, since they do not constitute expenditures or liabilities. Unless encumbered by a purchase order, the budget appropriations lapse at the end of each year.

**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 Board of Directors and CRA Director  
**Deerfield Beach Community Redevelopment Agency**  
Deerfield Beach, 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 Deerfield Beach Community Redevelopment Agency (the “Agency”), a component unit of the City of Deerfield Beach, Florida, as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Agency’s financial statements, and have issued our report thereon dated June 30, 2021.

***Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Agency’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency’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 Agency’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. We did identify a deficiency in internal control, described in the accompanying schedule of findings and responses as item MW2020-001 that we consider to be a material weakness.

### ***Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Agency'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 result of that testing, and not to provide an opinion on the effectiveness of the Agency'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 Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Marcum LLP*

Fort Lauderdale, FL  
June 30, 2021

# DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY

## SCHEDULE OF FINDINGS AND RESPONSES

FOR THE YEAR ENDED SEPTEMBER 30, 2020

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### FINANCIAL STATEMENT FINDING

#### *MATERIAL WEAKNESS*

#### **MW2020-001 – INTERNAL CONTROLS OVER THE PREPARATION OF THE FINANCIAL STATEMENTS**

##### *Criteria*

The Agency is required to prepare the Financial Statements in accordance with the accounting principles generally accepted in the United State of America (U.S. GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body establishing governmental accounting and financial reporting principles. The Financial Statements include management’s discussion and analysis, the government-wide and fund level financial statements, notes to the Financial Statements and the required supplementary information.

##### *Condition*

The Agency is currently not performing an adequate review of the Financial Statements to ensure the year end amounts and disclosures are complete, accurate and in accordance with GASB. A draft of the Financial Statements was provided to the auditors that was misstated, inaccurate and incomplete.

##### *Cause*

The Agency is not prioritizing the importance to adhere to the Financial Statements review procedures that have been established by the Agency to ensure all year end amounts and disclosures as required by GASB, are properly and accurately captured and reported in the Financial Statements in a timely manner.

##### *Effect*

A lack completing required reconciliations and disclosures, and proper review procedures led to a misstated and incomplete draft Financial Statements. Ultimately this led to a delay in the completion of the auditor procedures and the Financial Statements not being issued in a timely manner.



# DEERFIELD BEACH COMMUNITY REDEVELOPMENT AGENCY

## SCHEDULE OF FINDINGS AND RESPONSES

FOR THE YEAR ENDED SEPTEMBER 30, 2020

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### FINANCIAL STATEMENT FINDINGS (CONTINUED)

#### *Recommendation*

The Agency should ensure that adequate procedures and internal controls are in place to ensure that the Financial Statements are complete and accurate. These controls should include controls requiring the reconciliation of account balances to the appropriate supporting documentation (e.g., general ledger, internal reports, note disclosures, etc.), the use of a disclosure checklist, and adequate training of staff with required accounting and financial reporting standards.

#### *Views Responsible Officials and Planned Corrective Action*

Management agrees with the recommendations and continues to develop and revise processes and procedures to address the internal controls and preparation of the financial statements. In late February, the City of Deerfield Beach, Florida contracted with the GFOA's Research and Consulting team to not only assist with developing scope of need and evaluation criteria for the ERP, but to also to analyze and map out our business processes in preparation for the ERP. It will likely take a year or more before an ERP is fully implemented. The City's ERP is used by the Agency. The GFOA consultants are providing recommendations for business process improvements management can currently implement. Other issues include several sub-systems are involved in reconciling and ultimately developing the financial statements. These systems were either not fully implemented and/or present challenges in providing the necessary reporting needed to reconcile accounts appropriately. Management intends to abandon the 3rd party financial statement software and increase the engagement with the Auditors giving both parties direct communications and collaboration with preparation of the audit and financial statement development increasing efficiency. In addition, management will update its Accounting Policies and Procedures Manual to reflect all Federal, State, and other regulatory reporting compliance. Lastly, the COVID-19 pandemic directly impacted key staff members, resulting in prolonged leaves of absence during critical audit fieldwork.

**MANAGEMENT LETTER IN ACCORDANCE WITH THE RULES OF THE  
AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Directors and CRA Director  
**Deerfield Beach Community Redevelopment Agency**  
Deerfield Beach, Florida

***Report on the Financial Statements***

We have audited the financial statements of the Deerfield Beach Community Redevelopment Agency (the “Agency”), a component unit of the City of Deerfield Beach, Florida, as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 30, 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 Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; Schedule of Findings and Responses and Independent Accountant’s Report 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 those reports and schedule, which are dated June 30, 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. There were no findings or recommendations made in the preceding annual financial audit report of the City of Deerfield Beach, Florida as it relates specifically to the Agency.

### ***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. The information is disclosed in Note 1 to the financial statements.

### ***Financial Condition and Management***

Section 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 Agency 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 Agency 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 for the Agency. It is management's responsibility to monitor the Agency'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. Our assessment was performed as of the fiscal year end.

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 have a recommendation reported as MW2020-001 reported in the Schedule of Findings and Responses.

### ***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 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, Federal and other granting agencies, the Board of Directors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Marcum LLP*

Fort Lauderdale, FL  
June 30, 2021

**INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE  
WITH FLORIDA STATUTES**

To the Board of Directors and CRA Director  
**Deerfield Beach Community Redevelopment Agency**  
Deerfield Beach, Florida

We have examined the Deerfield Beach Community Redevelopment Agency (the “Agency”), a component unit of the City of Deerfield Beach, Florida, compliance with Section 218.415, Florida Statutes, Local Government Investment Policies for the fiscal year ended September 30, 2020. We also examined the Agency’s compliance with Sections 163.387(6) and 163.387(7), Florida Statutes for the fiscal year ended September 30, 2020. Management of the Agency is responsible for the Agency’s compliance with the specified requirements. Our responsibility is to express an opinion on the Agency’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 Agency complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, 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 on the Agency’s compliance with the specified requirements.

In our opinion, the Agency complied, in all material respects, with Sections 218.415, 163.387(6) and 163.387(7), Florida Statutes for the fiscal year ended September 30, 2020.

This report is intended solely to describe our testing of compliance with Sections 218.415, 163.387(6) and 163.387(7), Florida Statutes, and it is not suitable for any other purpose.

*Marcum LLP*

Fort Lauderdale, FL  
June 30, 2021