

# 2020

Marion County Community Redevelopment Agency

Financial Statements and  
Independent Auditor's Report

September 30, 2020

**FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITOR'S REPORT**

**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY  
OCALA, FLORIDA**

**SEPTEMBER 30, 2020**

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## INDEPENDENT AUDITOR'S REPORT

The Board of Directors  
Marion County Community Redevelopment Agency  
Ocala, Florida

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and the major fund of the Marion County Community Redevelopment Agency (the CRA), a component unit of Marion County, Florida (the County), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the CRA'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 an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America 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 of material misstatement.

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

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

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The Board of Directors  
Marion County Community Redevelopment Agency  
Ocala, Florida

## INDEPENDENT AUDITOR'S REPORT

### Opinion

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

### Other Matters

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (MD&A) and the budgetary comparison information, 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 MD&A and the budgetary comparison information, 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 MD&A and the budgetary comparison 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 a report dated March 17, 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, 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* and should be considered in assessing the results of our audit.



March 17, 2021  
Ocala, Florida

**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY**  
**MARION COUNTY, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2020**

The Management's Discussion and Analysis (MD&A) is intended to provide the readers of this report with a general overview of the financial activities of the Marion County Community Redevelopment Agency (the CRA). Please read it in conjunction with the CRA's financial statements.

**The Marion County Community Redevelopment Agency**

The CRA was created pursuant to Chapter 163.356, Florida Statutes, County Ordinance 13-14 and County Resolution 13-R-169. The Marion County (the County) Board of County Commissioners serves as the CRA Board and has operational responsibility for the CRA. Although legally separate, the CRA is appropriately blended as a governmental fund type component unit into the primary government. Pursuant to Chapter 163.387, Florida Statutes and County Ordinance 13-15, the Silver Springs Community Redevelopment Area Trust Fund was established to account for the designated redevelopment program in accordance with the Silver Springs Redevelopment Plan.

**Financial Highlights**

- The assets of the CRA exceeded its liabilities at the close of the most recent fiscal year by \$172,149.
- The CRA's fund balance increased by \$40,381 as a result of 2020 operations.
- Revenues for fiscal year 2020 were \$140,267 while expenditures totaled \$99,886.
- For the period ended September 30, 2020, actual revenues exceeded budgeted revenues by \$5,716 while actual expenditures were \$157,573 less than budgeted expenditures.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the CRA's basic financial statements, which are comprised of the following four (4) components:

- Government-Wide Financial Statements
- Fund Financial Statements
- Notes to the Financial Statements
- Required Supplementary Information

**Government-Wide Financial Statements**

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

The *Statement of Net Position and Governmental Fund Balance Sheet* presents financial information on all of the CRA's assets and liabilities, with the difference 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 and Statement of Revenues, Expenditures, and Changes in Fund Balance* presents information showing how the CRA'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 for some items that will only result in cash flows in future fiscal periods.

**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY**  
**MARION COUNTY, FLORIDA**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SEPTEMBER 30, 2020**

The government-wide financial statements listed above distinguish functions of the CRA that are principally supported by ad-valorem 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 government-wide financial statements include only the activities of the CRA. However, the CRA is considered a blended component unit of the County and, as such, the financial information of the CRA is included in the County's Comprehensive Annual Financial Report for each fiscal year.

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

**Governmental Funds.** *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows* and *outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating the CRA's *near-term* financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *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 CRA's *near-term* financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

**Special Revenue Funds.** *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. The CRA's expendable financial resources and the related liabilities are accounted for through a special revenue fund.

**Restricted Fund Balance.** *Fund balance* should be reported as restricted when constraints placed on the use of resources, such as enabling legislation, which authorizes the government to access, levy, charge, or otherwise mandate payment of resources. All of the CRA's fund balance is considered restricted.

**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.

**Required Supplementary Information (RSI)**

Included in this section of the report is the budgetary comparison schedule.

**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY  
MARION COUNTY, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2020**

**Government-Wide Financial Analysis**

*Statement of Net Position and Governmental Fund Balance Sheet*

As noted earlier, net position may serve over time as a useful indicator of the CRA's financial position. In the case of the CRA, assets exceeded liabilities by \$172,149 (*net position*) as of the close of the most recent fiscal year, an increase of \$40,381 in comparison with the prior year.

The following table reflects a summary of the *Statement of Net Position and Governmental Fund Balance Sheet* for the current and prior year. For more detailed information, see the *Statement of Net Position and Governmental Fund Balance Sheet* on page 8.

**Marion County Community Redevelopment Agency**

|   | <u>2020</u>       | <u>2019</u>       |
|---|-------------------|-------------------|
| <b>Assets</b>                             |                   |                   |
| Cash and Investments                      | \$ 181,069        | \$ 139,493        |
| Prepaid Items                             | -                 | 395               |
| <b>Total Assets</b>                       | <u>181,069</u>    | <u>139,888</u>    |
| <b>Liabilities and Fund Balances</b>      |                   |                   |
| <b>Liabilities</b>                        |                   |                   |
| Accounts Payable                          | <u>8,920</u>      | <u>8,120</u>      |
| <b>Total Liabilities</b>                  | <u>8,920</u>      | <u>8,120</u>      |
| <b>Fund Balance</b>                       |                   |                   |
| Non-Spendable - Prepaid                   | -                 | 395               |
| Restricted                                | <u>172,149</u>    | <u>131,373</u>    |
| <b>Total Fund Balance</b>                 | <u>172,149</u>    | <u>131,768</u>    |
| <b>Total Liabilities and Fund Balance</b> | <u>\$ 181,069</u> | <u>\$ 139,888</u> |

*Statement of Activities and Statement of Revenues, Expenditures, and Changes in Fund Balance*

The following table reflects the *Statement of Changes in Net Position and Statement of Revenues, Expenditures, and Changes in Fund Balance* for the current and prior year. For more detailed information see the *Statement of Activities and Statement of Revenues, Expenditures, and Changes in Fund Balance* on page 9.

Fiscal year 2020 activities increased the CRA's net position by \$40,381, or 30.6%, in comparison with the prior year. This change resulted from an increase in tax increment financing revenues in the current year, due to an increase in property values within the CRA district.

**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY  
MARION COUNTY, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2020**

**Marion County Community Redevelopment Agency**

|   | <u>2020</u>       | <u>2019</u>       |
|---|-------------------|-------------------|
| <b>Revenues</b>                             |                   |                   |
| Intergovernmental Revenues                  | \$ 137,814        | \$ 84,826         |
| Investment Income                           | 2,453             | 4,005             |
| <b>Total Revenues</b>                       | <u>140,267</u>    | <u>88,831</u>     |
| <b>Expenditures</b>                         |                   |                   |
| Current:                                    |                   |                   |
| Economic Development                        | 99,886            | 52,127            |
| <b>Total Expenditures</b>                   | <u>99,886</u>     | <u>52,127</u>     |
| <b>Excess of Revenues Over Expenditures</b> | <u>40,381</u>     | <u>36,704</u>     |
| <b>Net Change in Fund Balance</b>           | 40,381            | 36,704            |
| <b>Fund Balances, Beginning of Year</b>     | 131,768           | 95,064            |
| <b>Fund Balances, End of Year</b>           | <u>\$ 172,149</u> | <u>\$ 131,768</u> |

**Financial Analysis of the CRA's Funds**

**Governmental Funds**

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

The CRA's fund balance of \$172,149 is restricted for redevelopment projects within the CRA district.

Property taxes totaling \$137,814 represented approximately 98% of all revenues. The CRA's fund balance increased by \$40,381 in the current year. The increase in tax increment financing revenues received by the CRA in the current year, resulted from increased property values within the CRA district.

**Capital Assets and Debt Administration**

As of September 30, 2020, the CRA presents no capital assets, including property, plant and equipment, and infrastructure assets, and no long-term debt.

**Budgetary Highlights**

An annual budget is prepared for the CRA and approved by the CRA Board of Directors. The legal level of control is maintained at the fund level. During 2020, the CRA Board of Directors approved a supplemental budget appropriation to provide for unanticipated requirements of the period. This appropriation caused an increase from the original budget of \$90,959 for economic development expenditures and a decrease of \$11,416 for capital outlay. Budget appropriations may not be legally exceeded on a fund basis. Appropriations lapse at the end of the fiscal year. The budget is adopted on a basis consistent with generally accepted accounting principles.



**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY  
MARION COUNTY, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2020**

**Economic Factors and Future Developments**

The CRA will continue to plan projects and infrastructure improvements that align with its redevelopment priorities for the designated CRA. The CRA will continue to implement the community's shared development goals through its redevelopment strategies and critical tasks.

**Request for Information**

This financial information is designed to present users with a general overview of the CRA's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional financial information, contact the Marion County Clerk of the Circuit Court and Comptroller, Finance Department, 110 NW First Avenue, Ocala, Florida 34475.

## **FINANCIAL STATEMENTS**

**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY  
STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET  
SEPTEMBER 30, 2020**

|   | <u>Special<br/>Revenue Fund</u> | <u>Adjustments</u> | <u>Statement of<br/>Net Position</u> |
|---|---------------------------------|--------------------|--------------------------------------|
| <b>Assets</b>                             |                                 |                    |                                      |
| Cash and Investments                      | \$ 181,069                      | \$ -               | \$ 181,069                           |
| <b>Total Assets</b>                       | <u>181,069</u>                  | <u>-</u>           | <u>181,069</u>                       |
| <b>Liabilities</b>                        |                                 |                    |                                      |
| Accounts Payable                          | 8,920                           | -                  | 8,920                                |
| Due to Other Governments                  | -                               | -                  | -                                    |
| <b>Total Liabilities</b>                  | <u>8,920</u>                    | <u>-</u>           | <u>8,920</u>                         |
| <b>Fund Balance</b>                       |                                 |                    |                                      |
| Restricted                                | 172,149                         | (172,149)          | -                                    |
| <b>Total Fund Balance</b>                 | <u>172,149</u>                  | <u>(172,149)</u>   | <u>-</u>                             |
| <b>Total Liabilities and Fund Balance</b> | <u>\$ 181,069</u>               |                    |                                      |
| <b>Net Position</b>                       |                                 |                    |                                      |
| Restricted for:                           |                                 |                    |                                      |
| Community Redevelopment Projects          |                                 | 172,149            | 172,149                              |
| <b>Total Net Position</b>                 |                                 | <u>\$ 172,149</u>  | <u>\$ 172,149</u>                    |

See accompanying notes.

**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY  
STATEMENT OF ACTIVITIES AND STATEMENT OF REVENUES,  
EXPENDITURES, AND CHANGES IN FUND BALANCE  
SEPTEMBER 30, 2020**

|   | <b>Special<br/>Revenue Fund</b> | <b>Statement of<br/>Activities</b> |
|---|---------------------------------|------------------------------------|
| <b>Revenues</b>   |                                 |                                    |
| Intergovernmental Revenues  | \$ 137,814                      | \$ 137,814                         |
| Investment Income   | 2,453                           | 2,453                              |
| <b>Total Revenues</b>   | 140,267                         | 140,267                            |
| <b>Expenditures</b>   |                                 |                                    |
| Current:  |                                 |                                    |
| Economic Environment  | 99,886                          | 99,886                             |
| <b>Total Expenditures</b>   | 99,886                          | 99,886                             |
| <b>Excess (Deficiency) of Revenue Over<br/>(Under) Expenditures</b> | 40,381                          | 40,381                             |
| <b>Net Change in Fund Balance/Net Position</b>                      | 40,381                          | 40,381                             |
| <b>Fund Balance/Net Position, Beginning of Year</b>                 | 131,768                         | 131,768                            |
| <b>Fund Balance/Net Position, End of Year</b>                       | \$ 172,149                      | \$ 172,149                         |

See accompanying notes.

**NOTES TO FINANCIAL STATEMENTS**  
**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY**  
**OCALA, FLORIDA**

**Note 1 - Summary of Significant Accounting Policies**

The Marion County Community Redevelopment Agency's (the CRA) financial statements are prepared in accordance with generally accepted accounting principles, as applicable to governments. The following is a summary of the more significant policies:

**Reporting Entity**

The CRA was created pursuant to Chapter 163.356, Florida Statutes, County Ordinance 13-14 and County Resolution 13-R-169. The Marion County (the County) Board of County Commissioners serves as the CRA Board of Directors and has operational responsibility for the CRA. Although legally separate, the CRA is appropriately blended as a governmental fund type component unit into the primary government. Pursuant to Chapter 163.387, Florida Statutes and County Ordinance 13-15, the Silver Springs Community Redevelopment Area Trust Fund was established to account for the designated redevelopment program in accordance with the Silver Springs Redevelopment Plan.

**Financial Statements**

These financial statements are presented for the purpose of complying with state law, specifically Florida Statutes, Section 163.387(8)(a), which requires separate audited financial statements for each Community Redevelopment Agency that has revenues or expenditures that exceed \$100,000.

Entity-wide financial statements are prepared at the County-wide level by the County and include the CRA.

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

**Government-Wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenue 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.

**Fund Financial Statements**

Governmental 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. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting, except for debt service expenditures, which are recorded only when payment is due.

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

**NOTES TO FINANCIAL STATEMENTS**  
**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY**  
**OCALA, FLORIDA**

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

Considering that the fund statements are presented on a different measurement focus and basis of accounting than the government-wide governmental activities column, a reconciliation is sometimes necessary to explain the adjustments needed to reconcile the fund based financial statements to the governmental activities column of the government-wide presentation.

■ **Description of Funds and Account Groups**

- **Special Revenue Funds**—Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than the debt service or capital projects.

Governmental fund balances are classified either as non-spendable or as spendable. Spendable fund balances are further classified below in a hierarchy based on the extent to which there are external and internal constraints on the spending of these fund balances.

*Non-spendable fund balance*—include amounts that cannot be spent because they are not in spendable form or are legally or contractually required to be maintained intact. Non-spendable in governmental fund types are for inventories and prepaid items.

*Restricted fund balance*—include amounts that can be spent only for the specific purposes stipulated by external resources providers, either constitutionally or through enabling legislation. Examples include grants and impact fees.

*Committed fund balance*—include amounts that can only be used for the specific purpose determined by a formal action of the CRA's highest level of decision-making authority. Commitments may be changed or lifted only by the CRA taking the same formal action that imposed the constraint originally.

*Assigned fund balance*—comprises amounts intended to be used by the CRA for specific purposes. Intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that the resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.

*Unassigned fund balance*—is the residual classification of the general fund only and includes all amounts not contained in other classifications. Unassigned amounts are technically available for any purpose.

**Budgetary Requirements**

An annual budget is prepared for all funds of the County, including the CRA. The budget amounts presented in the accompanying financial statements are as originally adopted, or as legally amended, by the County during the year ended September 30, 2020. Budget appropriations may not be legally exceeded on a fund basis. Appropriations lapse at the end of each fiscal year. The budget is adopted on a basis consistent with generally accepted accounting principles.

**NOTES TO FINANCIAL STATEMENTS**  
**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY**  
**OCALA, FLORIDA**

**Cash and Cash Equivalents**

The County maintains a pooled cash fund, which allows the various funds of the County to pool monies for investment purposes. The County maintains records to identify the equity of each fund investing in the pool as well as amounts borrowed from the pool. Investment earnings of the pool are recorded as earned and are allocated to the participating funds based on the respective funds average daily balance. The equity in pooled cash consist of cash which can be liquidated without penalty or delay.

**Prepaid Items**

Certain payments to vendors reflect cost applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. These payments are recorded as expenditures or expense when consumed rather than when purchased.

**COVID-19**

In December 2019, COVID-19 emerged and has subsequently spread worldwide. The World Health Organization has declared COVID-19 a pandemic resulting in federal, state, and local governments and private entities mandating various restrictions, including travel restrictions, restrictions on public gatherings, stay-at-home orders and advisories, and quarantining of people who may have been exposed to the virus.

At this point, we cannot reasonably estimate the duration and severity of this pandemic, which could have an adverse impact on the CRA.

**Note 2 - Cash and Equity in Pooled Cash and Investments**

At September 30, 2020, the carrying amount of the CRA's cash deposits was \$181,069. These funds are part of the County's pooled cash funds. The County's cash deposits are held by a bank that qualifies as a public depository under the *Florida Security for Public Deposits Act* as required by Chapter 280, Florida Statutes. The County's cash deposits are fully insured by the Public Deposits Trust Fund. Additionally, funds are placed with the State Board of Administration (SBA) for participation in the local Government Surplus Funds Trust Fund (Florida Prime Investment Pool), created by Section 218.405, Florida Statutes. This investment pool operates under investment guidelines established by Section 215.47, Florida Statutes. Further information on the County's pooled cash and investments can be found in the notes to the annual financial statements of the County.

**Note 3 - Tax Increment Financing Revenue**

The CRA is primarily funded through tax-increment financing revenue that is collected from levied ad valorem property taxes within the legally defined redevelopment area. The tax increment revenue is calculated by applying the adopted millage rate to the increase in the current year taxable assessed valuations within the designed CRA district using the year in which it was established as the "base year".

Assessed values are established by the County Property Appraiser. The County is required to pay 95% of these incremental property taxes to the CRA each year.

**REQUIRED SUPPLEMENTARY INFORMATION**



**MARION COUNTY COMMUNITY REDEVELOPMENT AGENCY  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
BUDGET AND ACTUAL  
SEPTEMBER 30, 2020**

|   | <u>Budgeted Amounts</u> |                  | <u>Actual</u>     | <u>Variance</u>   |
|---|-------------------------|------------------|-------------------|-------------------|
|   | <u>Original</u>         | <u>Final</u>     |                   |                   |
| <b>Revenues</b>                             |                         |                  |                   |                   |
| Intergovernmental Revenue                   | \$ 100,890              | \$ 134,251       | \$ 137,814        | \$ 3,563          |
| Investment Income                           | 285                     | 300              | 2,453             | 2,153             |
| <b>Total Revenues</b>                       | <u>101,175</u>          | <u>134,551</u>   | <u>140,267</u>    | <u>5,716</u>      |
| <b>Expenditures</b>                         |                         |                  |                   |                   |
| Current:                                    |                         |                  |                   |                   |
| Economic Environment                        | 136,500                 | 227,459          | 99,886            | 127,573           |
| Capital Outlay                              | 41,416                  | 30,000           | -                 | 30,000            |
| <b>Total Expenditures</b>                   | <u>177,916</u>          | <u>257,459</u>   | <u>99,886</u>     | <u>157,573</u>    |
| <b>Excess of Revenues Over Expenditures</b> | <u>(76,741)</u>         | <u>(122,908)</u> | <u>40,381</u>     | <u>163,289</u>    |
| <b>Net Change in Fund Balance</b>           | (76,741)                | (122,908)        | 40,381            | 163,289           |
| <b>Fund Balances, Beginning of Year</b>     | <u>76,741</u>           | <u>122,908</u>   | <u>131,768</u>    | <u>8,860</u>      |
| <b>Fund Balances, End of Year</b>           | <u>\$ -</u>             | <u>\$ -</u>      | <u>\$ 172,149</u> | <u>\$ 172,149</u> |

## **OTHER REPORTS**

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

The Board of Directors  
Marion County Community Redevelopment Agency  
Ocala, 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 Marion County 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 financial statements, and have issued our report thereon dated March 17, 2021.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the CRA's internal control over financial reporting (internal control) as a basis for designing auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness on the CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement on the CRA'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 over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we would consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the CRA's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the financial statement. However, providing an opinion on compliance with such provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

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



March 17, 2021  
Ocala, Florida

## INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTIONS 163.387(6) AND (7), FLORIDA STATUTES

The Board of Directors  
Marion County Community Redevelopment Agency  
Ocala, Florida

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

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

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

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

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



March 17, 2021  
Ocala, Florida

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

The Board of Directors  
Marion County Community Redevelopment Agency  
Ocala, Florida

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

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

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

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

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



March 17, 2021  
Ocala, Florida

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## MANAGEMENT LETTER

The Board of Directors  
Marion County Community Redevelopment Agency  
Ocala, Florida

### Report on the Financial Statements

We have audited the financial statements of the Marion County Community Redevelopment Agency (the CRA) as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated March 17, 2021.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Reports on examination conducted in accordance with American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated March 17, 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 and recommendations made in the preceding annual financial audit report.

### Official Title and Legal Authority

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

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## MANAGEMENT LETTER

### Financial Condition and Management

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

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.

### Special District Component Unit

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we determined that the special district component unit provided the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

### Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate non-compliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but 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 County Commissioners, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.



March 17, 2021  
Ocala, Florida